

# KAN MOVE

## Estate Agents

2 bed Semi Detached House for sale - £115,000

Ash Grove - Spennymoor



Council Tax Band: A

EPC Rating: D

LARGE GARDEN DETACHED GARAGE WITH ELECTRIC DOOR, POWER AND LIGHT. Popular location of Spennymoor with in walking distance to local shops, schools and access to main Bus route into Durham City, Two bedroom semi detached house with a large rear garden and detached garage, Entrance vestibule into Lounge with Bow window, Kitchen having French doors out to the garden, First floor bathroom, Gas fired central heating system, Double glazing throughout.



**1 Bathrooms**

**2 Beds**

- TWO BEDROOM SEMI-DETACHED HOUSE
- LARGE REAR GARDEN
- DETACHED GARAGE AND DRIVEWAY
- GAS FIRED CENTRAL HEATING SYSTEM
- DOUBLE GLAZED
- FIRST FLOOR BATHROOM

SCAN FOR DETAILS

## Entrance Vestibule

Entrance door, vestibule/Stairs, Door into Lounge

## Lounge 13' 0" x 12' 0" into Alcove (3.96m x 3.65m)

Upvc Double glazed bow window to the front, understairs storage cupboard, door into the kitchen

## Kitchen 17' 0" x 7' 0" (5.18m x 2.13m)

Matching wall and base units with drawers, Eye level electric oven, electric hob, integrated dishwasher,, plumbing for washing machine with space for a tumble drier, sink unit with mixer tap, upvc double glazed window to the rear, Upvc double glazed French doors out to the rear garden.

## Landing

Upvc double glazed window to the side, Loft access.

## Bedroom One 14' 0" x 9' 0" (4.26m x 2.74m)

Upvc double glazed window to the front, Storage cupboard housing the Baxi Boiler.

## Bedroom Two 10' 0" x 11' 0" (3.05m x 3.35m)

Upvc double glazed window to the rear.

## Bathroom

Bath with Shower over off the mains, mixer shower tap. Low level W/C Pedestal wash hand basin, tiled walls and flooring, spot lights to the ceiling, upvc double glazed window to the rear.

## Externally

Garden to the front with shared drive, timber gate and fence through to a driveway leading to detached garage with electric door, power and light. Large garden to the rear with patio area.



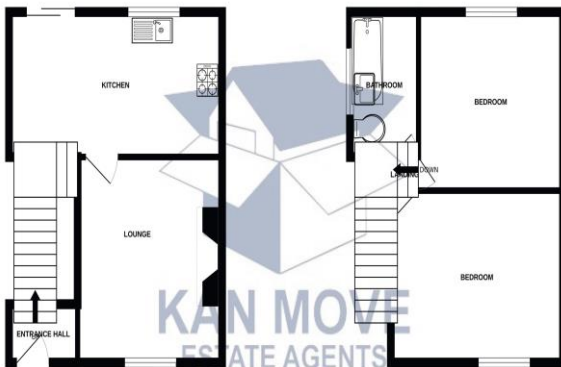
These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

# Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
286 sq.ft. (26.6 sq.m.) approx.

1ST FLOOR  
304 sq.ft. (28.2 sq.m.) approx.



ASH GROVE, SPENNYMOOR

TOTAL FLOOR AREA: 590 sq.ft. (54.8 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, ceilings and other areas are approximate and the responsibility is taken by any purchaser or the customer. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The views, opinions and approvals shown here are based on the information available at the time of the plan. Make your own checks.



**KAN MOVE**  
Estate Agents

Kan Move Limited - Company no. 11972803  
38 High Street, Spenny Moor, Co. Durham, DL16 6DB  
01388417270  
info@kanmove.com  
kanmove.com