

KAN MOVE

Estate Agents

2 bed Semi Detached House for sale - £136,000

Rokeby Way - Spennymoor



Council Tax Band: B

EPC Rating: B

A superbly situated Two bedroom semi detached house within the modern residential location off Whitworth Lane with easy commuting access to the A1 and Durham City. Positioned on a superb plot not over looked at the head of a Cul-de-sac this property offers Two allocated parking bays, garden to the front and rear, entrance vestibule into the lounge with open plan stairs, rear lobby with ground floor W/C and storage cupboard, White gloss Kitchen with French doors out to the rear enclosed garden, Bedroom one with Fitted mirror sliding Robes, bathroom with a shower over the bath. We are informed this property is Freehold with yearly Management fees of approx £135 per year.



2 Bathrooms

2 Beds

- SUPERB PLOT AT HEAD OF CUL-DE-SAC
- WELL PRESENTED TWO BEDROOM SEMI DETACHED HOUSE
- GARDENS TO FRONT AND REAR
- WHITE GLOSS KITCHEN
- DOUBLE PARKING BAY
- NOT OVER LOOKED TO THE REAR

SCAN FOR DETAILS

Entrance Porch/Vestibule

Entrance door into vestibule, door into Lounge

Lounge 13' 0" x 13' 0" including open plan Stairs (3.96m x 3.96m)

Upvc Double glazed window to the front, Dark Oak flooring.

Inner rear lobby with Ground Floor W/C

Storage cupboard and Door to W/C

Ground Floor Cloaks W/C

Upvc Double glazed window to the side, Low level W/C, Pedestal Wash Hand Basin

Kitchen/Breakfast 13' 0" x 9' 0" (3.96m x 2.74m)

Matching White gloss Wall and Base units with drawers, Boiler in wall mounted cupboard, stainless steel sink unit, gas hob and electric oven, space for fridge/freezer, plumbing for washing machine, Dark oak flooring, upvc double glazed French Doors out to the rear garden.

Landing

Loft Access

Bedroom One 10' 0" x 11' 0" plus fitted Robes (3.05m x 3.35m)

Upvc double glazed window to the front, Fitted sliding mirror door robes,.

Bedroom Two 13' 0" x 8' 0" (3.96m x 2.44m)

Upvc double glazed window to the rear.

Bathroom

White suite, Shower over the bath with screen and part tiled walls, low level W/C, pedestal wash hand basin, Upvc double glazed window to the side.

Externally

To the front of the property is a garden and Two allocated parking bays, with side access to the rear enclosed garden not over looked.



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

