

KAN MOVE

Estate Agents

4 bed Detached House for sale - £254,950

South Court - Spennymoor



Council Tax Band: C

EPC Rating: D

Rarely Available located within a Cul-De-Sac of a popular residential development, SOUTH COURT, SPENNYMOOR. Spacious FOUR bedroom Detached house with large paved drive to the front, entrance porch into hallway, lounge/dining room with bay window, large L-Shaped kitchen/Garden room, ground floor W/C, utility room, converted garage that has been split into two offering storage space to the front and to the rear a room that could be used as a study, Family bathroom with a white suite, Main bedroom, en-suite, new carpets to the first floor, gas fired central heating system, double glazed, side access to a rear paved enclosed garden with patio area. SOLD WITH NO ONWARD CHAIN



3 Bathrooms

4 Beds

- SPACIOUS FOUR BEDROOM DETACHED HOUSE
- LOUNGE/DINING ROOM
- LARGE KITCHEN/GARDEN ROOM
- GROUND FLOOR W/C AND UTILITY
- EN-SUITE TO MAIN BEDROOM
- REAR PAVED ENCLOSED GARDEN

SCAN FOR DETAILS

Entrance Porch

Upvc double glazed door and windows to the side, Double hardwood half glazed doors into hallway/Stairs.

Lounge/Dining room 14' 0" x 14' 0" plus Bay Window(4.26m x 4.26m)

Upvc Double glazed Bay window to the front, feature fire surround and hearth, Arch into Dining area with door into the kitchen.

Dining area 9' 0" x 11' 0" (2.74m x 3.35m)

Door into the Kitchen

Kitchen/Garden Room 9' 0" x 11' 0" (2.74m x 3.35m)

A light and airy L-Shaped Kitchen/Garden room, The Kitchen offers matching wall and base units with drawers, tiled splashbacks, sink unit with mixer tap, plumbing for Dishwasher, Gas point for cooker, currently a double range cooker/oven installed with extractor hood, understairs storage cupboard, spot lights, upvc double glazed window to the rear, The Kitchen flows into a Garden room with large Upvc double glazed windows to the rear and the side.

Ground floor W/C

Low level W/C, wash hand basin, upvc double glazed window to the side.

Utility

Wall mounted Gas boiler, upvc Double glazed door and window to the rear, plumbing for washing machine, space for a tumble drier.

Converted Garage

The garage has been divided into two, offering storage space to the front with a roller door, to the rear a room with UPVC double glazed door out to the rear garden, fitted with new carpet, spot lights, can be used as a study.

Landing

Airing cupboard, loft access

Bedroom One 11' 0" plus fitted robes x 13' 0" (3.35m x 3.96m)

Upvc Double glazed window to the front, Fitted robes.

En-Suite

Shower cubicle with shower off the mains, low level W./C, pedestal was hand basin, Upvc double glazed window to the side.

Bedroom Two 9' 0" x 11' 0" (2.74m x 3.35m)

Two upvc double glazed windows to the front.

Bedroom Three 9' 0" x 9' 0" (2.74m x 2.74m)

Upvc Double glazed window to the rear.

Bedroom Four 9' 0" x 7' 0" (2.74m x 2.13m)

Upvc Double glazed window to the rear, fitted single storage /robe cupboard.

Externally

The front of the property is fully paved for parking, side access to the rear paved enclosed garden with patio area.



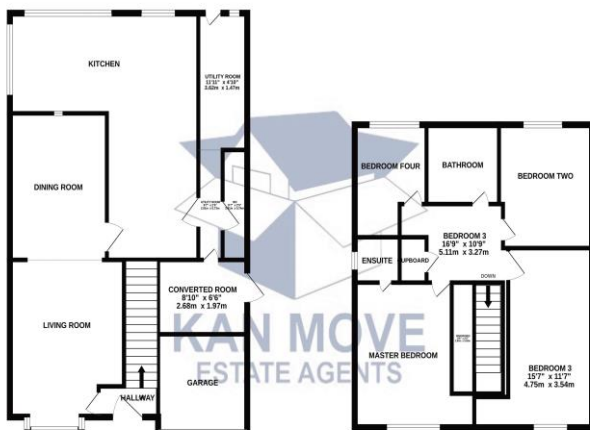
These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard 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		
69-80	C		72 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR

1ST FLOOR



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Estate Agents

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