

# KAN MOVE

## Estate Agents

3 bed Terraced House for sale - £89,950

Mount Pleasant Court - Spennymoor



Council Tax Band: A

EPC Rating: C

**NO ONWARD CHAIN** Situated within Spennymoor, Spacious three bedroom terraced house with Kitchen, Utility, Lounge/Dining room, Entrance hallway, First floor bathroom, good storage space throughout, Gas fired central heating system, Double glazed. Externally to the front an enclosed garden with a rear yard.



**1 Bathrooms**

**3 Beds**

- **THREE BEDROOM TERRACED HOUSE**
- **LOUNGE/DINER**
- **KITCHEN**
- **UTILITY**
- **DOUBLE GLAZED**
- **GAS FIRED CENTRAL HEATING SYSTEM**

SCAN FOR DETAILS

### **Entrance Hallway**

UPVC Double glazed door, stairs with understairs storage cupboard with a separate large storage cupboard.

### **Lounge/Diner 22' 0" x 11' 0" (6.70m x 3.35m)**

UPVC Double glazed patio doors to the front, UPVC Double glazed window to rear, gas fire with surround and hearth.

### **Kitchen 10' 0" x 9' 0" (3.05m x 2.74m)**

UPVC Double glazed window to rear, matching wall and base units, stainless steel sink unit and drawers, electric hob and oven.

### **Utility**

UPVC Double glazed door to the rear yard and window to side, plumbing for washing machine, space for tumble drier.

### **First Floor Landing**

Storage cupboard housing the boiler, separate storage cupboard, loft access.

### **Bedroom One 11' 0" x 12' 0" (3.35m x 3.65m)**

UPVC Double glazed window to front.

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

UPVC Double glazed window to rear.

### **Bedroom Three 11' 0" x 7' 0" (3.35m x 2.13m)**

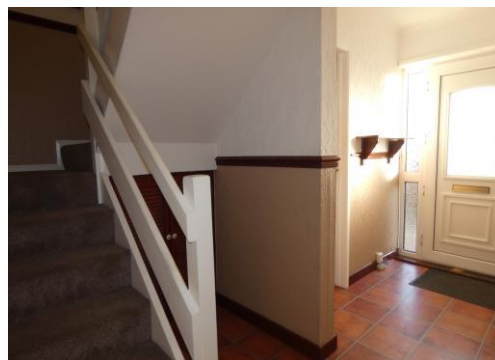
UPVC Double glazed window to front.

### **Bathroom**

UPVC Double glazed window to rear, bath, low level w/c, pedestal wash hand basin, part tiled walls, storage cupboard.

### **Externally**

Enclosed garden to the front, rear yard.



# Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	70   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

