

# KAN MOVE

## Estate Agents

2 bed End Terrace House for sale - £89,950

Moorside - Spennymoor



Council Tax Band: A

EPC Rating: D

**SOLD WITH NO ONWARD CHAIN** Situated within a Corner plot at the head of a Cul-de-Sac, MOORSIDE, Spennymoor A two Bedroom end terraced House with off street parking to the front and a large garden to the rear with Patio and decking area, having easy access to the local bus route, and a short driving distance to the A1 and Durham City. Accommodation comprises of entrance vestibule into the Lounge, Kitchen and separate utility, first floor bathroom. Gas fired central heating system and is double glazed.



**1 Bathrooms**

**2 Beds**

- TWO BEDROOM END TERRACED HOUSE
- CORNER PLOT
- LARGE REAR GARDEN WITH PATIO AND DECKING AREA
- OFF STREET PARKING
- GAS FIRED CENTRAL HEATING SYSTEM
- DOUBLE GLAZED

SCAN FOR DETAILS

### **Entrance Vestibule/Stairs**

UPVC double glazed entrance door into vestibule with stairs to first floor.

### **Lounge 17' 0" x 10' 0" (5.18m x 3.05m)**

UPVC Double glazed window to the front and rear, electric fire and surround with hearth, laminate flooring

### **Kitchen 13' 0" x 9' 0" (3.96m x 2.74m)**

UPVC Double glazed window to the rear and side, space for under counter fridge, white matching units with wood effect worktop surface. point for electric cooker, stainless steel sink unit with mixer tap, plumbing for washing machine. Storage cupboard.



### **Utility**

UPVC Double glazed window to the front with UPVC double glazed door to the side, storage cupboard.

### **First Floor Landing**

UPVC Double glazed window to rear, storage cupboard housing the boiler, loft access.

### **Bedroom One 10' 0" x 17' 0" (3.05m x 5.18m)**

UPVC Double glazed window to the front and rear, storage cupboard.

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

UPVC Double glazed window to front, storage cupboard.

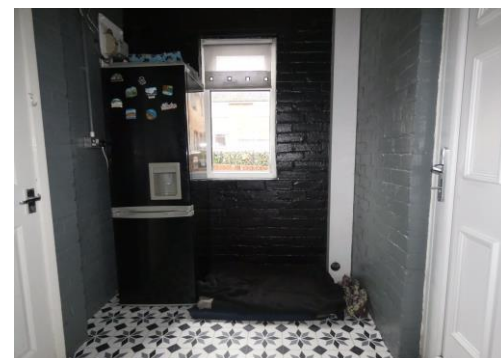


### **Family Bathroom**

UPVC Double glazed window to rear, bath with shower mixer tap over, pedestal wash hand basin, low level W/C, panelling to walls.

### **Externally**

Off street parking to the front with a Timber Gate to the side with access to a large rear garden with patio and decking area.



# Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		

