

# KAN MOVE

## Estate Agents

3 bed Semi Detached House for sale - £162,000

Woodward Road - Spennymoor



Council Tax Band: C

EPC Rating: B

**NO ONWARD CHAIN** A modern Three Bedroom Semi-Detached house, located on the Popular Merrington Park Residential Development, within easy commuting access to the A1, A19, and Durham City. This well presented residential property comprises of entrance hallway with ground floor w/c cloaks, lounge with french doors opening out onto the rear garden, kitchen/breakfast, main bedroom with en-suite, first floor bathroom. Externally is a long driveway to single detached garage and rear garden with patio area. Greenbelt Service Charges paid until May 2025. **VIEWING BY APPOINTMENT ONLY.**



**2 Bathrooms**

**3 Beds**

- **NO ONWARD CHAIN**
- **WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE**
- **DRIVEWAY TO SINGLE DETACHED GARAGE**
- **GROUND FLOOR W/C**
- **EN-SUITE TO MAIN BEDROOM**
- **ENCLOSED GARDEN TO THE REAR**

SCAN FOR DETAILS

### **Entrance Hallway**

Ground floor cloaks w/c, storage cupboard.

### **Ground Floor Cloaks W/C**

UPVC Double glazed window to front, Pedestal wash hand basin, low level w/c.

### **Lounge 15' 0" x 15' 0" (4.57m x 4.57m)**

UPVC Double glazed french doors with side windows out to rear garden. Understairs storage cupboard.

### **Kitchen/Breakfast Room 12' 0" x 8' 0" (3.65m x 2.44m)**

UPVC Double glazed window to the front, matching cream wall and base units, stainless steel sink unit with mixer tap, gas hob and electric oven, gas boiler in wall mounted cupboard, plumbing for washing machine, space for fridge and freezer.

### **Stairs to Landing**

Storage cupboard.

### **Bedroom One 9' 0" x 12' 0" (2.74m x 3.65m)**

UPVC Double glazed window to rear, en-suite.

### **En-Suite**

Low level W/C, shower cubicle with electric shower, pedestal wash hand basin.

### **Bedroom Two 7' 0" x 9' 0" (2.13m x 2.74m)**

UPVC Double glazed window to front.

### **Bedroom Three 11' 0" x 9' 0" (3.35m x 2.74m)**

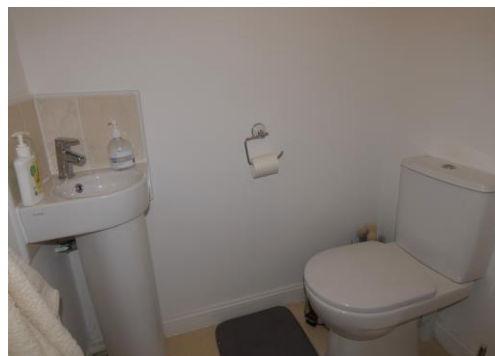
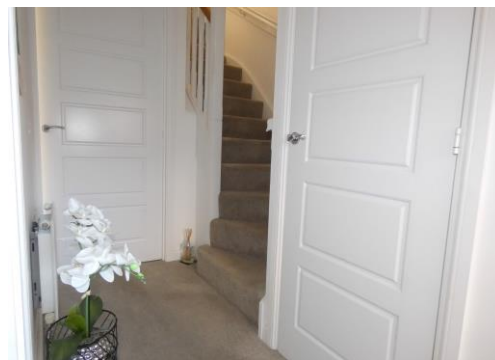
UPVC Double glazed window to rear, loft access.

### **Bathroom**

UPVC Double glazed window to front, bath with mixer shower tap, part tiled walls, low level W/C, wash hand basin.

### **Externally**

Driveway to a Single detached garage with up and over door, Timber gate to enclosed rear garden with artificial grass and borders.



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.

Score	Energy rating	Current	Potential
92+	<b>A</b>		<b>95 A</b>
81-91	<b>B</b>	<b>83 B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

