



**KAN MOVE**  
Estate Agents

## Three bed Detached House for sale - £205,000

Dalton Wynd - Spennymoor



**Council Tax Band: C**

**EPC Rating: B**

Superbly presented situated within the Popular residential Taylor Wimpey development of DURHAM GATE, SPENNYMOOR, having good commuting access to the A1, A19 and surrounding north east areas including a short drive to Durham City. This property offers spacious light and airy living accommodation throughout. Ground floor with Entrance hallway, Cloaks W/C, lounge to the rear having French doors out to rear garden, Kitchen includes intergrated appliances, first floor landing to bedroom one including fitted wardrobes and En-Suite, Bedroom Two, Bedroom three includes fitted wardrobes. Externally to the front is double driveway to single garage, side access via timber gate to rear enclosed garden with decking area.

VIEWING BY APPOINTMENT ONLY

**Bathrooms 3**

**Beds 3**



- IMPRESSIVE THREE BEDROOM DETACHED HOUSE
- TWO RECEPTION ROOMS
- GROUND FLOOR W/C

- MAIN BEDROOM WITH EN-SUITE
- DRIVEWAY TO SINGLE GARAGE
- ENCLOSED REAR GARDEN

SCAN FOR DETAILS

## Entrance Hallway

## Ground Floor W/C

Pedestal Wash hand basin, W/C

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

UPVC Double glazed window to front.

## Lounge 9' 0" x 15' 0" (2.74m x 4.57m)

UPVC Double glazed french doors out to rear garden, wall mounted feature electric fire.

## Kitchen 10' 0" x 10' 0" (3.05m x 3.05m)

UPVC Double glazed window to rear, gas hob, electric oven extractor hood, integrated dishwasher, washing machine and a fridge/freezer, stainless steel sink unit with mixer tap, spot lights, door to the side.

## First Floor Landing

UPVC Double glazed window to the side, Loft access, storage cupboard.

## Bedroom One 11' 0" x 12' 0" (3.35m x 3.65m) plus fitted wardrobes

UPVC Double glazed window to front, fitted wardrobes with mirror doors. door to the en-suite

## En-suite

UPVC Double glazed window to front, fully tiled shower cubicle with electric shower, pedestal hand basin, W/C.

## Bedroom Two 10' 0" x 12' 0" (3.05m x 3.65m)

UPVC Double glazed window to rear.

## Bedroom Three 10' 0" x 7' 0" (3.05m x 2.13m)

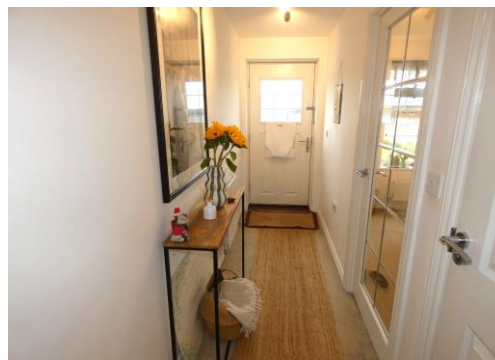
UPVC Double glazed window to rear. Fitted Wardrobes with mirror doors.

## Bathroom

UPVC Double glazed window to front, pedestal hand basin, bath, W/C

## Externally

Double tarmac drive to single garage, side access with timber gate to the rear enclosed garden with decking area.



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.



12 DALTON WIND

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan for illustrative purposes only and should be used as a guide only for prospective purchase. The actual, quantity and quality of items have not been checked and no guarantee as to their availability or efficiency can be given. Mark with reference 12200



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