Langdales
Professional Estate & Letting Agents

Weardale Street, Spennymoor DL16 6EP

Asking Price: **£84,950** EPC Rating: **TBC**

We are delighted to market for sale this well presented TWO BEDROOM property available to the market with NO ONWARD CHAIN and located within popular residential area of Spennymoor. The property is conveniently located within easy access of local amenities and transport links and would appeal to both the First Time Buyer and Private Landlord alike. Internal viewing is highly advisable to appreciate in full accommodation set over two floors comprising of: Entrance Porch, Hallway, Lounge and Kitchen / Dining Room to the Ground Floor. To the First Floor are Two Double Bedrooms and Family Bathroom. Externally there is a generously sized, split level Garden to the Rear.

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ENTRANCE PORCH With frosted double glazed entry door to the front elevation and two double glazed windows – one to the front elevation and one to the side. Decorated with colour washed walls and tiled floor coverings.

HALLWAY With stairs leading to the first floor accommodation. Decorated with colour washed walls and carpet floor covering.

LOUNGE With double glazed window to the front elevation and double panel heating radiator. Decorated with colour washed walls and laminate floor covering.

KITCHEN / DINING ROOM With frosted double glazed entry door and double glazed window – both to the rear elevation, fitted with a range of floor mounted units with contrasting laminate working surfaces incorporating 1 ½ stainless steel drainer sink unit with mixer tap, integrated electric hob with overhead extractor, plumbing for automatic washing machine, Baxi heating boiler, single panel heating radiator and under stairs storage cupboard. Decorated with part tiled and colour washed walls and tiled floor covering.

FIRST FLOOR

LANDING With access to all first floor rooms and loft space. Decorated with colour washed walls and carpet floor covering.

BEDROOM ONE With double glazed window to the front elevation, double panel heating radiator, built in wardrobe and over stairs storage cupboard. Decorated with colour washed walls.

BEDROOM TWO With double glazed window to the rear elevation and single panel heating radiator. Decorated with colour washed wall coverings and carpet floor covering.

BATHROOM With frosted double glazed window to the rear elevation, fitted with a suite comprising of: paneled bath with shower head mixer tap, wash hand basin and low level wc and double panel heating radiator. Decorated with fully tiled walls and cushioned floor covering.

EXTERNAL

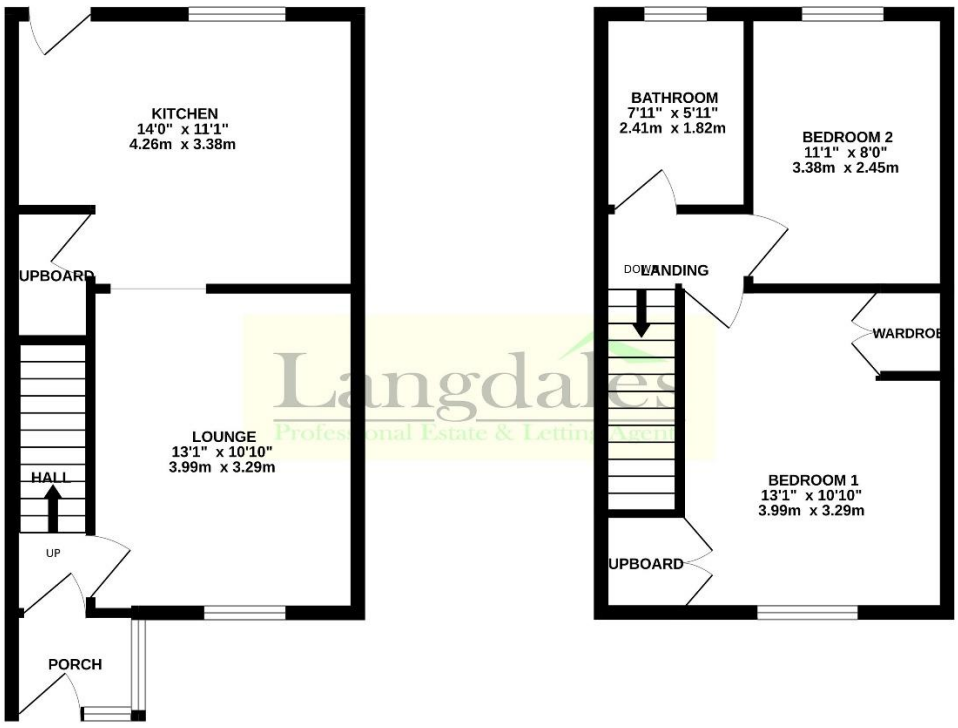
To the rear is a generously proportioned, enclosed, split-level garden with gated access, patio and lawned areas.

COUNCIL TAX BAND A

TENURE FREEHOLD

GROUND FLOOR
359 sq.ft. (33.4 sq.m.) approx.

1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 697 sq.ft. (64.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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