Langdales
Professional Estate & Letting Agents

Upper Church Street, Spennymoor DL16 6HS

Asking Price: **£64,950** EPC Rating: **C**

We are delighted to market for sale this deceptively spacious and well-presented TWO BEDROOM terrace property occupying pleasant position within popular residential area of Spennymoor. The property is perfectly suited to a variety of purchasers including but not limited to First Time Buyers and Private Landlords alike and is conveniently located within easy access of Spennymoor Town Centre and local amenities. Internal viewing will reveal accommodation comprising of: Lounge, Dining Room, contemporary fitted Kitchen, Hall and Rear Porch to the Ground Floor. To the First Floor are Two Double Bedrooms and Family Bathroom. Externally the property enjoys Enclosed Garden to the Rear with Outbuilding for storage purposes.

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LOUNGE 14' x 11' With frosted double glazed entry door & double glazed window – both to the front elevation, feature fireplace and hearth incorporating electric fire, convector style radiator and telephone connection point. Decorated with colour washed walls and laminate floor covering.

DINING ROOM 10'7'' x 6'5'' With under stairs storage cupboard and double panel heating radiator. Decorated with colour washed walls and laminate floor covering.

KITCHEN 10'1'' x 7'3'' With double glazed window to the rear elevation, fitted with a range of wall and floor mounted units with contrasting laminate working surfaces incorporating stainless steel drainer sink unit and mixer tap, convector style radiator and plumbing for automatic washing machine. Decorated with part tiled and colour washed walls and tiled floor covering.

REAR HALL With frosted double glazed door leading to rear porch, stairs to first floor accommodation and convector style radiator. Decorated with colour washed walls and carpet floor covering.

REAR PORCH With double glazed entry door to the rear elevation, double glazed window to the side elevation and decorated with colour washed walls and carpet floor covering.

FIRST FLOOR

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

BEDROOM ONE 14'2'' x 11' With double glazed window to the front elevation, single panel heating radiator, built in wardrobe and built in cupboard housing central heating boiler. Decorated with colour washed walls and carpet floor covering.

BEDROOM TWO 14'5'' x 7'6'' With double glazed window to the rear elevation and single panel heating radiator. Decorated with colour washed walls and carpet floor covering.

BATHROOM With frosted double glazed window to the rear elevation, fitted with a suite comprising of 'P' shape paneled bath with glass shower screen & electric shower, wash hand basin & low level wc and convector style radiator. Decorated with pvc panel walls and carpet floor covering.

EXTERNAL

To the rear there is a low maintenance enclosed garden with fenced boundaries and gated access and a brick built outbuilding for storage purposes.

COUNCIL TAX BAND A

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