Langdales
Professional Estate & Letting Agents

Tees Crescent, Spennymoor DL16 6QU

Asking Price: **£94,950** EPC Rating: **D**

We are delighted to market for sale this excellent investment opportunity available to purchase with tenant in situ paying £6,600 rent per annum. The property is a well-presented THREE BEDROOM SEMI DETACHED house with Off-Road Parking and Gardens to both the Front and Rear and is conveniently situated within easy access of Spennymoor Town Centre and local amenities. Internal viewing will reveal accommodation set over two floors comprising of: Entrance Hall, Lounge, spacious Kitchen / Dining Room with integrated cooking appliances, Rear Hall and Family Bathroom to the Ground Floor. To the First Floor are Two Double Bedrooms and Third Single Bedroom. Externally there is Off-Road Parking to the Front and Gardens to both the Front and Rear.

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Your Property Stop Limited - Company Registration No. 11060887
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ENTRANCE HALL With frosted double glazed entry door to the front elevation, double glazed window to the side elevation and stairs leading to first floor accommodation. Decorated with colour washed walls and carpet floor covering.

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

KITCHEN / DINING ROOM With two double glazed windows – one to the side elevation and one to the rear, fitted with a contemporary range of floor mounted units with contrasting laminate working surfaces incorporating stainless steel drainer sink unit with mixer tap, integrated electric oven and hob with stainless steel extractor fan, plumbing for automatic washing machine and convector style heating radiator. Decorated with part tiled and colour washed walls and cushioned floor covering.

REAR HALL With frosted double glazed entry door to the side elevation. Decorated with colour washed walls and cushioned floor covering.

BATHROOM With two double glazed windows – one to the rear elevation and one to the side, fitted with a contemporary suite comprising of: panelled bath with electric shower and shower screen, wash hand basin and push button wc and convector style heating radiator. Decorated with fully pvc panelled walls and cushioned floor covering.

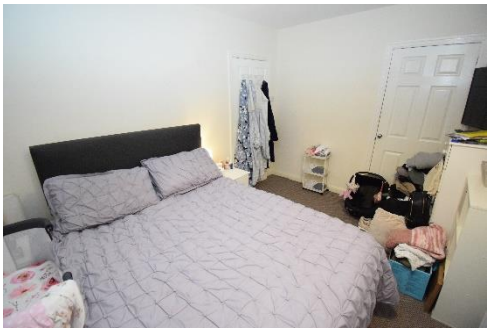
FIRST FLOOR

LANDING With double glazed window to the side elevation and access to loft space. Decorated with colour washed walls and carpet floor covering.

BEDROOM ONE With double glazed window to the front elevation, convector style heating radiator and built in storage cupboard housing Baxi heating boiler. Decorated with colour washed walls and carpet floor covering.

BEDROOM TWO With double glazed window to the rear elevation, built in storage cupboard and convector style heating radiator. Decorated with colour washed walls and carpet floor covering.

BEDROOM THREE With double glazed window to the rear elevation and convector style heating radiator. Decorated with colour washed walls and carpet floor covering.



EXTERNAL

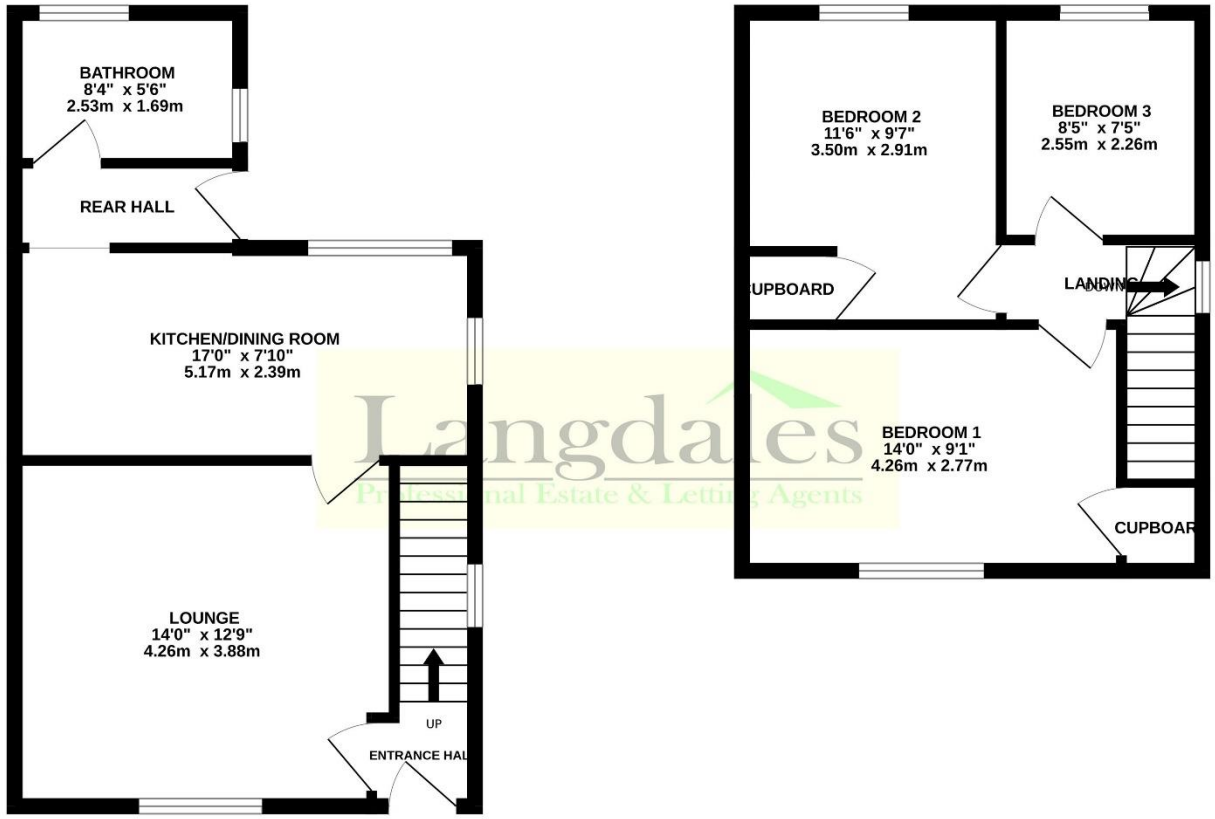
To the front of the property is off-road parking and garden, to the rear is an enclosed garden with side gate access and built in storage cupboard.

COUNCIL TAX BAND A

TENURE FREEHOLD

GROUND FLOOR
421 sq.ft. (39.1 sq.m.) approx.

1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



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TOTAL FLOOR AREA : 770 sq.ft. (71.5 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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