Langdales
Professional Estate & Letting Agents

North Street, Spennymoor DL16 6AW

Asking Price: **£69,950** EPC Rating: **E**

ATTENTION DIY ENTHUSIASTS and LANDLORDS! Langdales Estate Agents are delighted to offer to the market this DECEPTIVELY SPACIOUS TWO BEDROOM property superbly located within close proximity of Spennymoor Town Centre where an extensive range of retail premises, catering options and recreational facilities can be catered for. In addition to this the property is a short walk away from the impressive and tranquil Jubilee Park. The property is in need of some improvement works but does enjoy double glazing and a highly desirable location and is therefore perfectly suited to the DIY enthusiast or private landlord alike. Internal viewing will reveal accommodation set over two floors comprising of: Entrance Hall, open aspect Lounge / Dining Room and Kitchen to the Ground Floor. To the First Floor are Two Bedrooms and Family Bathroom. Externally there is an Enclosed Yard to the Rear.

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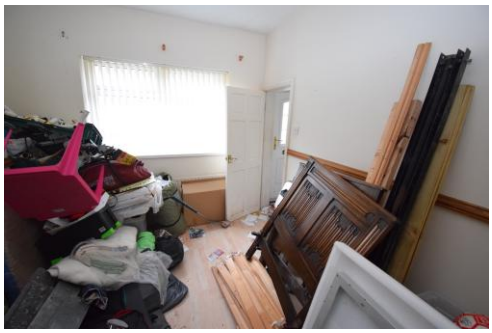
ENTRANCE HALL With frosted double glazed entry door to the front elevation and stairs to first floor accommodation. Decorated with colour washed walls and laminate floor covering.

LOUNGE / DINING ROOM With two double glazed windows – one to the front elevation and one to the rear, feature fireplace and hearth incorporating fitted gas fire and two single panel heating radiators. Decorated with colour washed walls and laminate floor covering.

KITCHEN With entry door and double glazed window to the side elevation, single panel heating radiator and plumbing for automatic washing machine. Decorated with part tiled and colour washed walls and laminate floor covering.



FIRST FLOOR

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

BEDROOM ONE With double glazed window to the front elevation and double panel heating radiator. Decorated with colour washed walls.

BEDROOM TWO With double glazed window to the rear elevation, double panel heating radiator, over stairs storage cupboard and built in storage cupboard housing water tank. Decorated with colour washed walls.

BATHROOM With frosted double glazed window to the rear elevation, fitted with a suite comprising of: panelled bath with electric shower, push button w/c and wash hand basin and wall mounted towel rail. Decorated with part tiled and colour washed walls and cushioned floor covering.

EXTERNAL

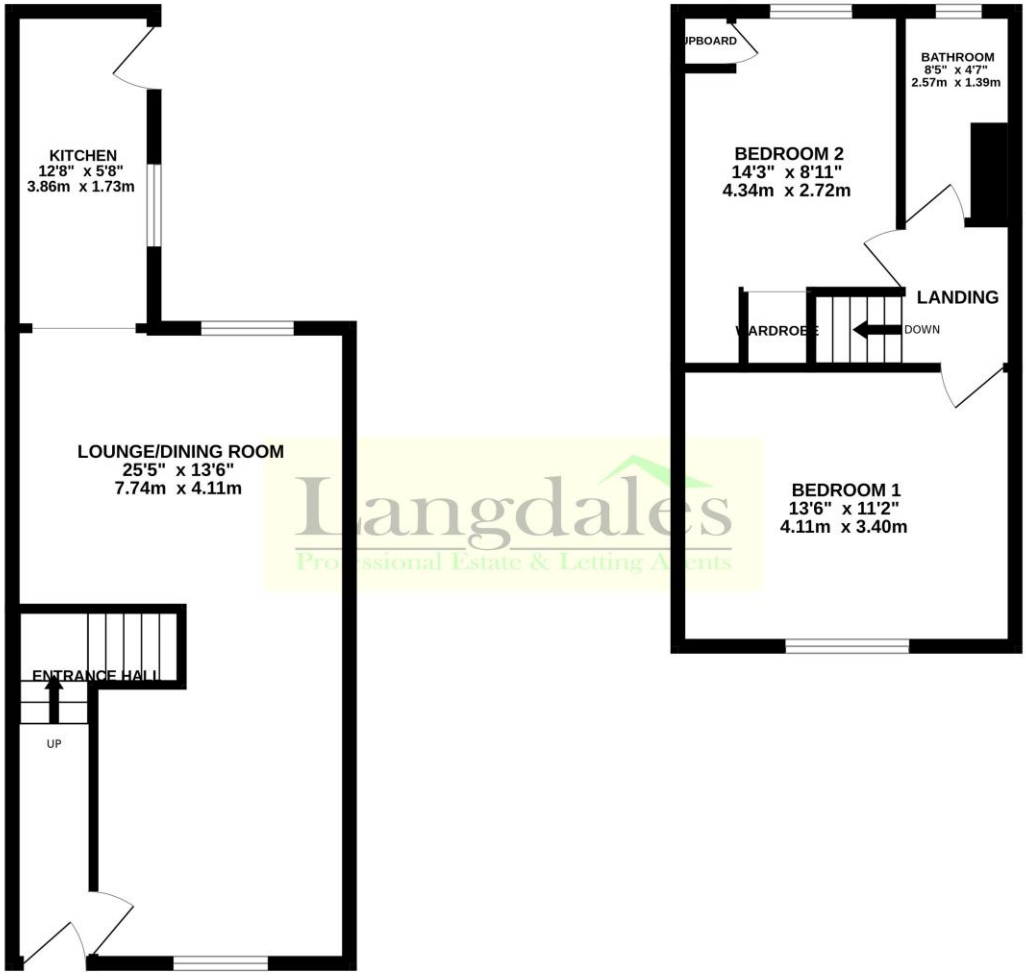
To the rear is an enclosed yard with gated access

COUNCIL TAX BAND A

TENURE FREEHOLD

GROUND FLOOR
415 sq.ft. (38.5 sq.m.) approx.

1ST FLOOR
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA : 752 sq.ft. (69.8 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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