Langdales
Professional Estate & Letting Agents

Tudhoe Moor, Spennymoor DL16 6EZ

Asking Price: **£74,950** EPC Rating: **E**

Available to the market with NO ONWARD CHAIN is this deceptively spacious TWO BEDROOM SEMI DETACHED property occupying pleasant cul-de-sac location within popular residential area of Spennymoor. The property enjoys both CONSERVATORY and UTILITY ROOM and has also been freshly decorated and new flooring fitted throughout. Conveniently located within easy access of local amenities the property is perfectly suited to a variety of purchasers and also benefits from Off-Road Parking to the Front. Internal viewing will reveal accommodation set over two floors comprising of: Entrance Porch, Entrance Hall, Lounge, Conservatory, Kitchen and Utility Room to the Ground Floor. To the First Floor are Two Double Bedrooms, Family Bathroom and separate WC. Externally there is Off-Road Parking to the Front and Enclosed Garden to the Rear.

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ENTRANCE PORCH With double glazed entry door to the front elevation and double glazed windows to both the front and side elevations. Decorated with textured walls and cushioned floor covering.

ENTRANCE HALL With stairs leading to first floor accommodation, under stairs storage cupboard and double panel heating radiator. Decorated with textured walls and carpet floor covering.

LOUNGE With double glazed window to the front elevation, feature fireplace and hearth, two single panel heating radiators and telephone connection point. Decorated with colour washed walls and carpet floor covering.

CONSERVATORY With double glazed windows to the rear and side elevation and double panel heating radiator. Decorated with colour washed walls and carpet floor covering.

KITCHEN With two double glazed windows – one to the side elevation and one to the rear, fitted with a range of wall and 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 and single panel heating radiator. Decorated with part tiled and textured walls and cushioned flooring.

UTILITY With double glazed entry door to the rear elevation and double glazed window to the side elevation. Plumbing for automatic washing machine. Decorated with cushioned floor covering.

FIRST FLOOR

LANDING With access to loft space and all first floor rooms and x2 built in cupboards – one housing property water tank. Decorated with textured walls and carpet floor covering.

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

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

BATHROOM With frosted double glazed window to the front elevation, fitted with a suite comprising of panelled bath with electric shower and wash hand basin and single panel heating radiator. Decorated with part tiled and pvc panelled walls and cushioned floor covering.

CLOAKROOM / WC With frosted double glazed window to the front elevation, fitted with low level wc and single panel heating radiator. Decorated with part tiled and colour washed walls and cushioned floor covering.

EXTERNAL

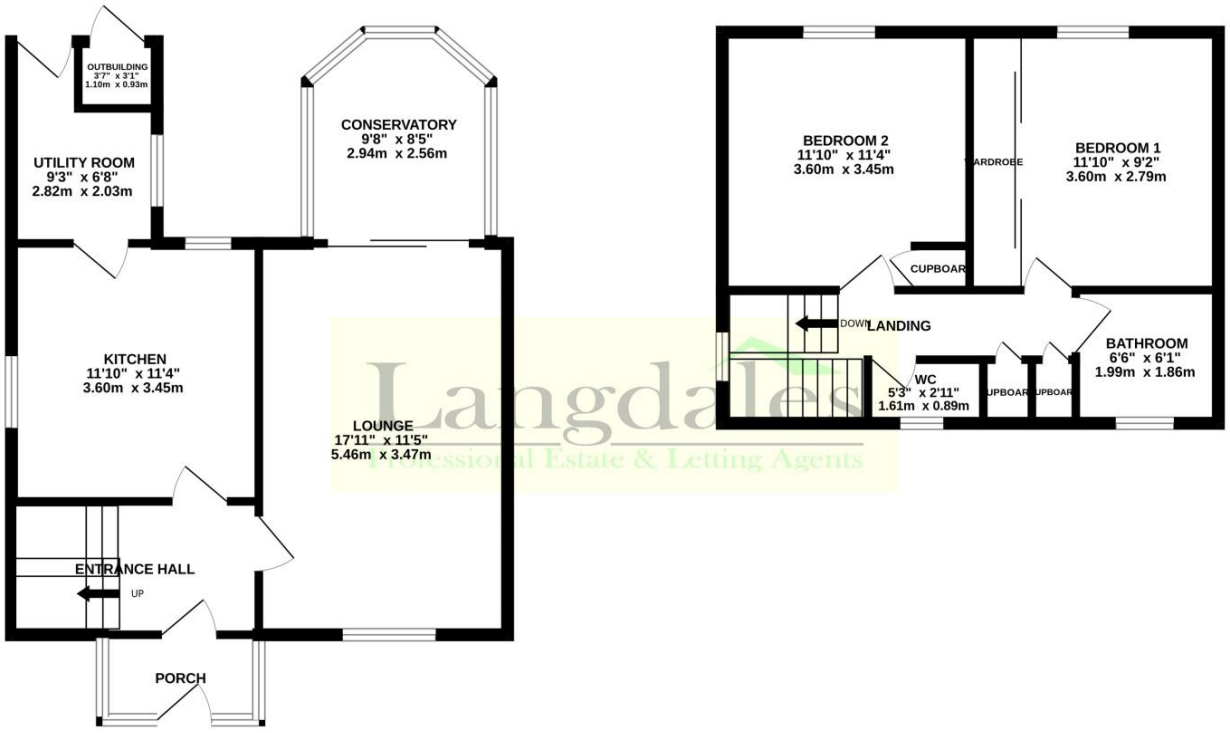
To the front of the property there is off-road parking for one vehicle while to the rear is an enclosed garden with outbuilding for storage and side gate access.

COUNCIL TAX BAND A

TENURE FREEHOLD

GROUND FLOOR
572 sq.ft. (53.1 sq.m.) approx.

1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 979 sq.ft. (91.0 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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