Langdales
Professional Estate & Letting Agents

South Street, Spennymoor DL16 7TT

Reduced: **£52,500** EPC Rating: **D**

This property is an excellent investment opportunity and available to the market with tenant in situ paying an annual rent of £5,100 providing an immediate income upon purchase. The property is a deceptively spacious TWO BEDROOM terrace with two generously proportioned reception rooms and is conveniently located within easy access of Spennymoor Town Centre and local amenities. The property is double glazed throughout and gas centrally heated. Internal viewing will reveal accommodation set over two floors comprising of: Entrance Hall, Lounge, Dining Room, Kitchen and Rear Porch to the Ground Floor. To the First Floor there are Two Double Bedrooms and Family Bathroom. Externally the property enjoys an Enclosed Yard to the Rear with gated access.

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ENTRANCE HALL With frosted double glazed entry door to the front elevation and stairs leading to first floor accommodation. Decorated with textured walls and carpet floor covering.

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

DINING ROOM With under stair storage cupboard and double panel heating radiator. Decorated with colour washed walls and carpet floor covering.

KITCHEN With double glazed window to the side elevation, fitted with a range of wall and floor mounted units with contrasting laminate working surface incorporating stainless steel drainer sink unit, electric cooker point and plumbing for automatic washing machine. Decorated with colour washed walls and cushioned floor covering.

REAR PORCH With double glazed entry door and two glazed windows to the rear elevation. Decorated with colour washed walls.

FIRST FLOOR

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

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

BEDROOM TWO With double glazed window to the rear elevation, Main heating boiler and single panel heating radiator. Decorated with textured walls and carpet floor covering.

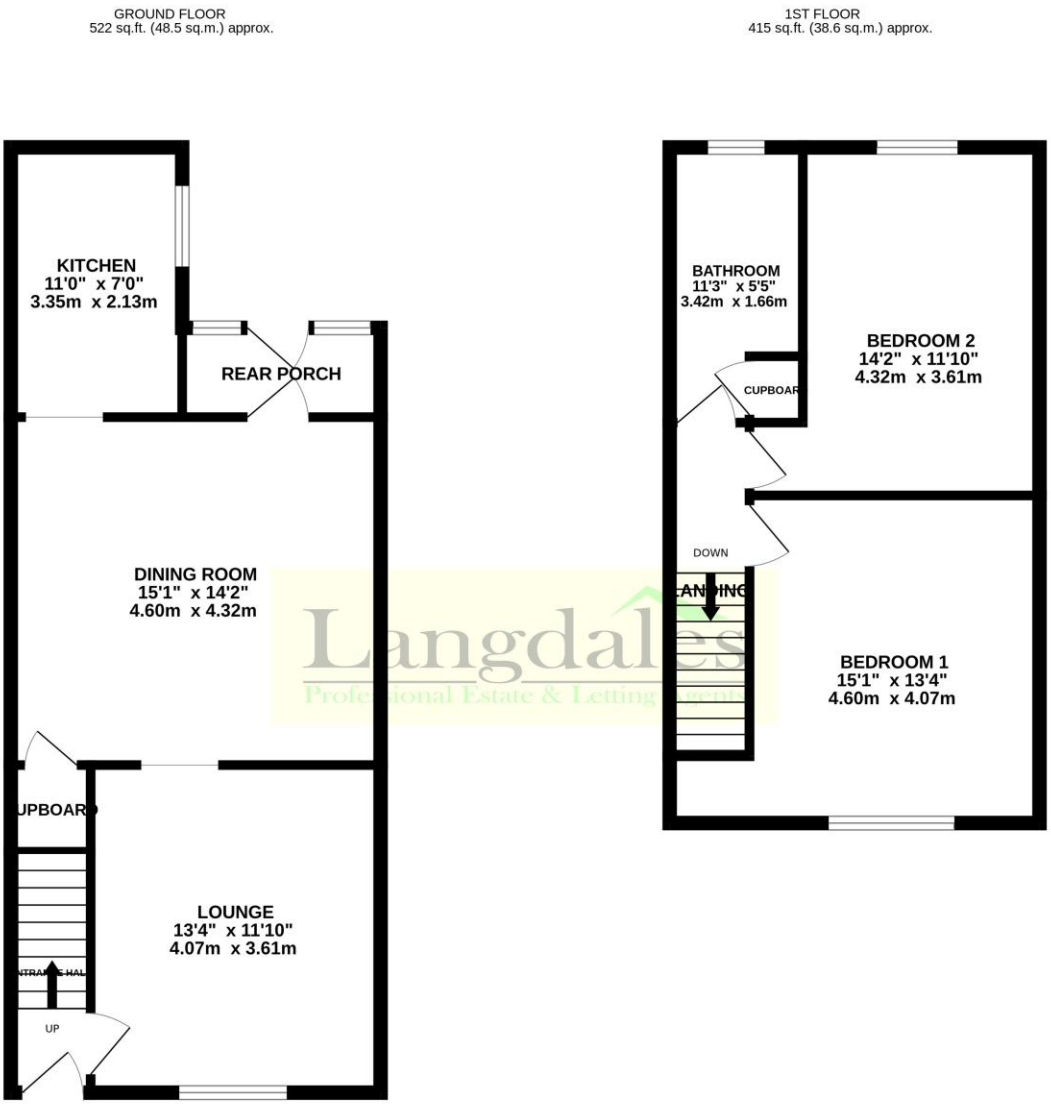
BATHROOM With frosted double glazed window to the rear elevation, fitted with a suite comprising panelled bath, push button wc and wash hand basin, single panel heating radiator and built in storage cupboard. Decorated with part tiled and colour washed walls and cushioned floor covering.

EXTERNAL

To the rear of the property is an enclosed yard with gated access.

COUNCIL TAX BAND A

TENURE FREEHOLD



TOTAL FLOOR AREA : 937 sq.ft. (87.1 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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