

South Street, Spennymoor, DL16 7TU
3 Bed - House - Terraced
£59,995

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**** SOLD WITH SITTING TENANT PAYING £500 PCM. YEILD AT FULL ASKING = 10% ****

We are thrilled to offer to the market with no onward chain this deceptively spacious terraced house with three bedrooms, situated pleasantly within the popular residential area of South Street. Having easy access to all of the local amenities offered in & around Spennymoor itself & within excellent commuting distance to all major road networks & bus routes; the property also benefits from gas central heating & UPVC double glazing.

An ideal opportunity for the investors to acquire this well proportioned home which briefly comprises of: entrance into a open plan lounge/dining area, fitted kitchen which has access through to a rear lobby & family bathroom with white three piece suite. The first floor landing gives access to the three GOOD SIZED bedrooms & a separate wc. Externally, the property enjoys an enclosed yard to rear elevation. We highly recommend thorough internal viewing in order to fully appreciate the space, size & layout of property for sale.

EPC Rating E
Council Tax Band A

Lounge

24'4 x 15'5 (7.42m x 4.70m)

Feature fire and surround, radiator, uPVC window, access to the first floor, large storage cupboard.

Dining Room

UPVC window, radiator, quality flooring.

Kitchen

9'10 x 7'5 (3.00m x 2.26m)

Wall and base units, integrated oven, hob, extractor fan, plumbed for washing machine, stainless steel sink with mixer tap and drainer, tiled splashbacks, uPVC window, space for dryer.

Inner Hall

Access to the rear.

Bathroom

Jacuzzi bath with shower over, wash hand basin, w/c, uPVC window, radiator.

Landing

Loft access, radiator.

Bedroom One

15'4 x 11'11 (4.67m x 3.63m)

Stylish flooring, radiator, uPVC window.

Bedroom Two

12'8 x 9'2 (3.86m x 2.79m)

UPVC window, radiator, stylish flooring, airing cupboard.

Bedroom Three

10'8 x 6'8 (3.25m x 2.03m)

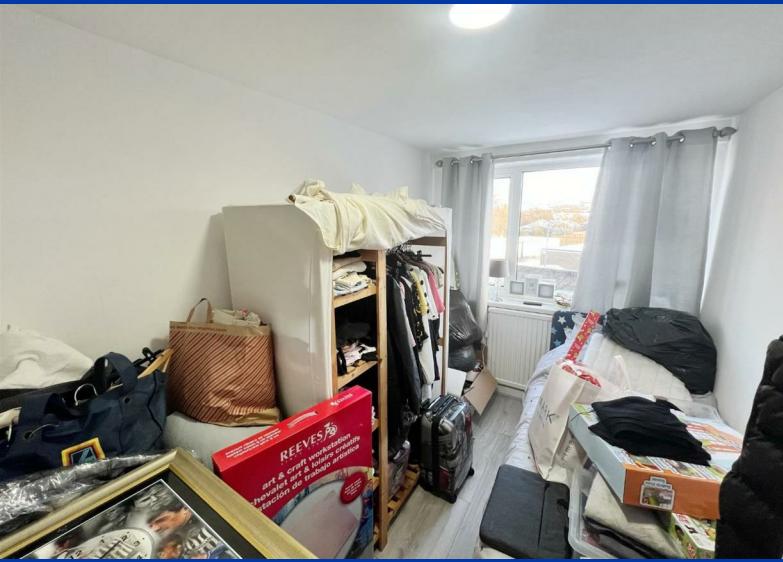
Stylish flooring, radiator, uPVC window.

W/C

W/C, extractor fan, tiled surround and flooring.

Externally

To the rear, there is a good sized garden and useful shed.



OUR SERVICES

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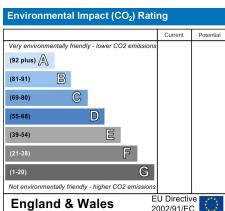
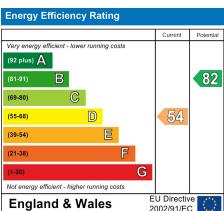
Surveys and EPCs

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Strategic Marketing Plan

Dedicated Property Manager



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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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