

Howsham Road, Spennymoor, DL16 7FH
2 Bed - Coachhouse
£125,000

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What a hidden little gem this is!

Viewing is essential to appreciate this DETACHED TWO BEDROOM MODERN COACH HOUSE which would be an ideal purchase for FIRST TIME BUYERS & INVESTORS and is located in this quiet cul-de-sac on this popular residential development. The property lies within easy reach of local facilities being pleasantly situated on the edge of the popular and sought after Burton Woods development and is close to all local shops, schools and amenities and Spennymoor Town Centre. The property is ideal for the commuter being close to the A1 and A19 which provides good road links to other parts of the region and the property offers in excellent decorative order throughout benefiting from stylish kitchen and bathroom, two spacious bedrooms with fitted wardrobes, off road parking, garage, UPVC DOUBLE GLAZING and GAS CENTRAL HEATING.

The property briefly comprises of ENTRANCE HALL, whilst to the first floor is a stunning open plan LOUNGE/ SUPERB STYLISH KITCHEN, TWO WELL PROPORTIONED BEDROOMS and BATHROOM. Externally the property has its own GARAGE to the rear and lovely sitting area to the front elevation. In more detail the accommodation comprises of

EPC Rating C
Council Tax Band B

Hallway

Flooring, stairs to first floor, access to garage, alarm system, radiator.

Landing

Quality flooring, uPVC window, radiator, storage cupboard, airing cupboard.

Lounge/Kitchen

17'3" x 14'7" (5.26 x 4.45)

Quality flooring, french door & balcony, wall & base units, oven, hob, extractor fan, dishwasher, breakfast bar, plumbed for washer, space for fridge & freezer, extractor fan, stylish sink, mixer tap & drier, feature radiator, uPVC window, spot lights.

Bedroom One

11'1" x 9'5" (3.38 x 2.87)

Quality flooring, radiator, uPVC window, fitted modern wardrobes.

Bedroom Two

10'4" x 8'1" (3.15 x 2.46)

uPVC window, quality flooring, fitted stylish & modern wardrobes, radiator, loft access.

Bathroom

6'6" x 5'6" (1.98 x 1.68)

White panel bath with overhead shower, W/C, wash hand basin, half tiled & tiled flooring, heated towel rail, spot lights, extractor fan, uPVC window.

Garage

18'6" x 10'6" (5.64 x 3.20)

Power & lighting, storage cupboard.

Externally

To the front elevation is a pleasant & easy to maintain forecourt & to the rear is a double driveway leading to a garage.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating:

Broadband: Ultra-fast 9000Mbps *

Mobile Signal:

Tenure: Freehold

Council Tax: Durham County Council, Band: B approx.

£1,987.95 pa

Energy Rating: C

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



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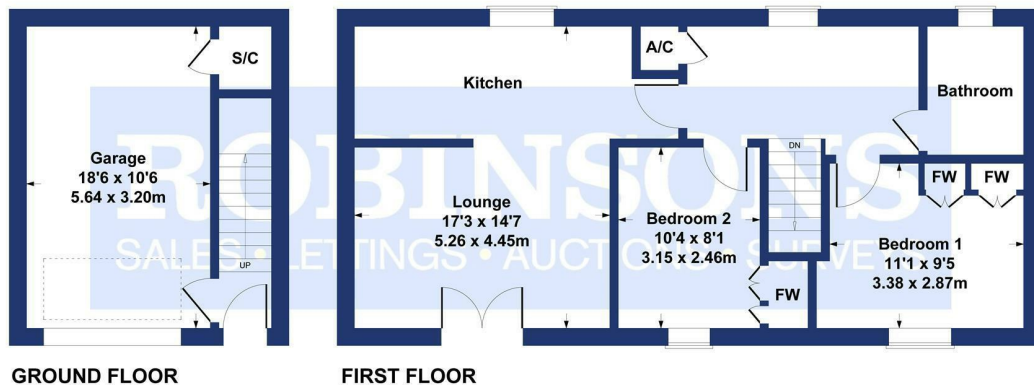
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Howsham Road

Approximate Gross Internal Area
901 sq ft - 84 sq m



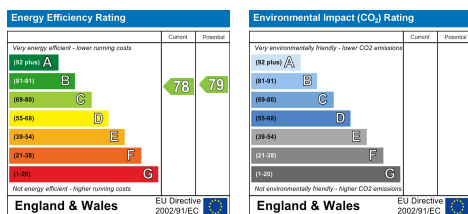
GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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