



Hallgarth, Kirk Merrington, DL16 7HR
3 Bed - House - Semi-Detached
£760 Per Calendar Month

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Viewing is essential to appreciate this lovely three-bedroom semi-detached home, presented in good decorative order throughout and available to let on this popular residential development in the heart of Kirk Merrington.

The property is ideally located close to the well-regarded Kirk Merrington Primary School, and just over a mile from Spennymoor Town Centre, offering a range of local amenities, shops, and transport links.

This attractive home has been well maintained and styled, making it an excellent choice for a variety of tenants. Early viewing is strongly recommended, as properties of this standard in the area are rarely available.

Accommodation briefly comprises:

- Entrance hallway
- Spacious lounge with feature multi-fuel stove and timber mantle
- Modern fitted kitchen
- Three bedrooms (one with fitted wardrobes)
- Contemporary white bathroom suite

Externally:

The property benefits from both front and rear gardens, providing outdoor space for relaxation or entertaining.

A well-presented home in a desirable location — ideal for anyone seeking quality rental accommodation.

EPC rating - C

Council tax band - A



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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