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Abbey Green Spennymoor, DL16 6PD

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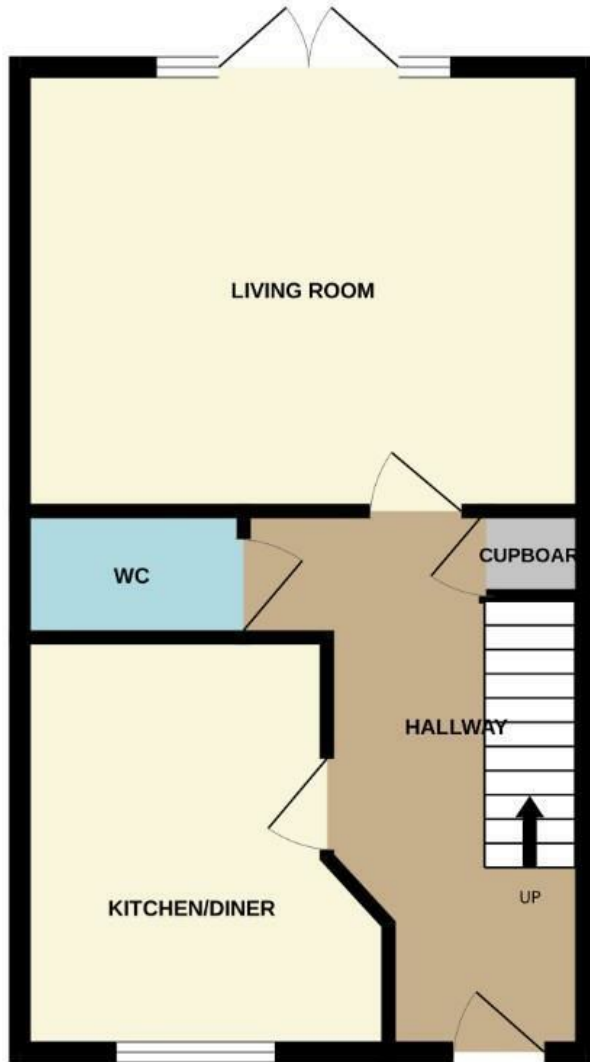
### Offers In The Region Of £190,000

Immaculately presented, modern three bedroomed semi-detached family home offered to the market for sale on Abbey Green in Spennymoor. The property benefits from a generously sized private garden which has been beautifully landscaped with low maintenance artificial grass, as well as a large driveway to the front allowing parking for multiple cars. The property is situated within a popular residential estate close to Spennymoor Town Centre, the property allowing easy access to a range of local amenities including bakeries, retail stores, convenience shops, cafes and schools. There is an extensive public transport system in the area allowing for access by bus to neighbouring towns and villages including Bishop Auckland and Durham.

In brief the property comprises; an entrance hall leading through into the kitchen/diner, living room and cloakroom to the ground floor. The first floor contains the large master bedroom with ensuite, two further good size bedrooms and family bathroom. Externally the property has a small lawned garden to the front, along with a large driveway providing ample off street parking. The garage has been converted to provide a storage area to the front along with a superb bar area to the rear with French doors leading into the garden and overlooking the decking area. The stunning rear garden offers a great low maintenance space being laid with artificial turf, patio area and decking which are ideal for outdoor seating and furniture.

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GROUND FLOOR  
417 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR  
417 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 835 sq.ft. (77.6 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

### Living Room

15'5" x 12'1"

Bright and spacious living room located to the rear of the property, benefiting from neutral decor with ample space for furniture and French doors to the rear elevation.

### Kitchen/Diner

11'3" x 9'10"

The kitchen is fitted with a modern range of wall, base and drawer units, complementing work surfaces, tiled splash backs and sink drainer unit. Benefiting from integrated appliances including an oven, hob, overhead extractor hood, washing machine, dishwasher and fridge/freezer. Space is available for a table and chairs and window to the front elevation.

### WC

6'1" x 3'4"

Fitted with a WC and wash hand basin.

### Master Bedroom

11'11" x 11'1"

The master bedroom is a generous double bedroom providing space for a king sized bed and further furniture with neutral decor, window to the front elevation and access leading into the ensuite.

### Ensuite

5'8" x 5'4"

The ensuite contains a single shower cubicle, heated towel rail, WC and wash hand basin.

### Bedroom Two

10'9" x 8'7"

The second bedroom is a spacious double bedroom with modern decor and window to the rear elevation.

### Bedroom Three

12'3" x 10'9"

The third bedroom is a large single room with window to rear elevation.

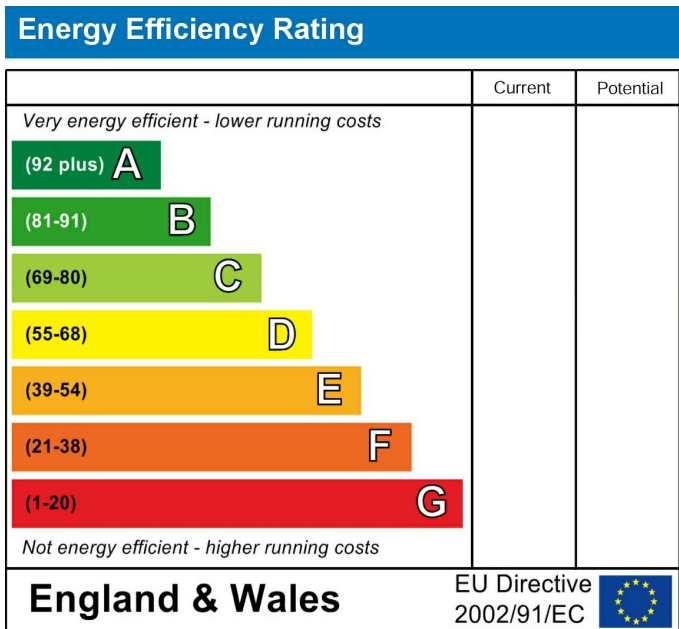
### Bathroom

6'6" x 5'6"

The family bathroom is fitted with a panelled bath with perimeter tiling, WC and wash hand basin.

### External

Externally the property has a small lawned garden to the front, along with a large driveway providing ample off street parking. The garage has been converted to provide a storage area to the front along with a superb bar area to the rear with French doors leading into the garden and overlooking the decking area. The stunning rear garden offers a great low maintenance space being laid with artificial turf, patio area and decking which are ideal for outdoor seating and furniture.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









