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Durham Street Spennymoor, DL16 7AT

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By Auction £295,000

*FOR SALE VIA THE MODERN METHOD OF AUCTION * GUIDE PRICE £295,000 * BIDDING CLOSES 5 AUGUST at 3PM *
RESERVATION FEE APPLIES * FOR BIDDING AND LEGAL INFORMATION PLEASE VISIT [HUNTERS.COM/AUCTIONS](https://www.hunters.com/auctions)

Immaculately presented six bedroomed, three storey family home located in a sought after location in Middlestone Moor. Benefiting from being located on the outskirts of Spennymoor within close reach of the town centre providing access to a range of shops, supermarkets, schools and healthcare facilities. Bishop Auckland is also only approximately 4 miles away and Durham approx. 8 miles, allowing for access to a further range of amenities and public transport links. The A688 is nearby and leads to the A1 (M) both North and South, ideal for commuters.

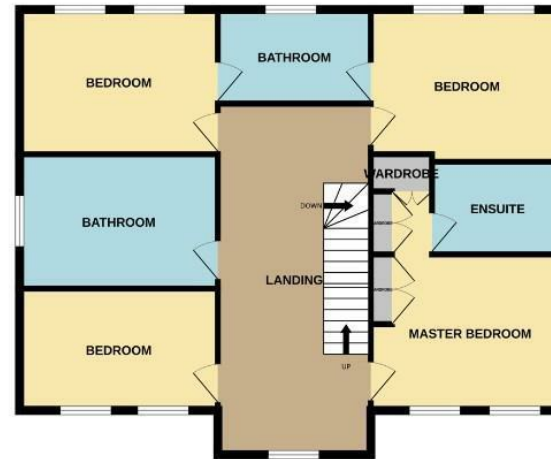
In brief the property comprises; a large entrance hall leading through into the three principal reception rooms, kitchen/breakfast room, utility room and cloakroom to the ground floor. The first floor contains the master bedroom with ensuite, three further bedrooms and two bathrooms. Stairs lead up to second floor which contains the final two bedrooms, one with an ensuite. Externally the property has a large paved driveway and single garage providing ample off street parking for multiple cars. To the rear of the property, there is a large enclosed garden, mainly laid to lawn along with raised decking ideal for outdoor furniture.

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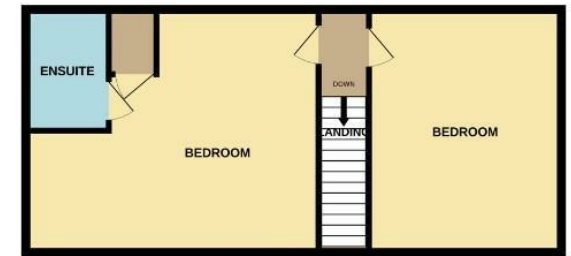
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	81
England & Wales		
EU Directive 2002/91/EC		

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

Living Room

12'9" x 12'2"
Spacious living room, benefiting from modern decor, ample space for furniture, electric fire with feature surround and two windows to the front elevation.

Family Room

12'7" x 10'8"
A further large reception room which could be used as a second living room, playroom or study, with two windows to the front elevation.

Dining Room

15'8" x 12'7"
The dining room provides space for a dining table and chairs, further furniture and French doors lead through into the kitchen.

Kitchen

22'11" x 9'6"
The kitchen is fitted with a contemporary range of wall, base and drawer units, complementing wood work surfaces, tiled splash backs and sink/drain unit. Fitted with an integrated double oven, hob and overhead extractor hood along with space for further free standing appliances.

Utility Room

8'5" x 6'6"
The utility room provides additional storage space along with room for further freestanding appliances.

Cloakroom

5'6" x 4'0"
Fitted with a WC and wash hand basin.

Master Bedroom

14'9" x 13'1"
The master bedroom provides space for a king sized bed, fitted with built in wardrobes and two windows to the front elevation.

Ensuite

7'5" x 5'10"
The ensuite contains a corner shower cubicle, wash hand basin and WC.

Bedroom Two

12'11" x 9'8"
The second bedroom is a large double bedroom with access into the Jack and Jill bathroom and two windows to the rear elevation.

Bedroom Three

13'1" x 9'10"
Spacious double bedroom with access into the Jack and Jill bathroom and two windows to the rear elevation.

Jack and Jill Bathroom

9'10" x 6'1"
The bathroom is fitted with a corner shower cubicle, WC and wash hand basin.

Bedroom Four

12'11" x 8'0"
The fourth bedroom is a double bedroom with two windows to the front elevation.

Bathroom

12'10" x 8'5"
Modern family bathroom containing a double walk in shower cubicle, bath, WC and two wash hand basins.

Bedroom Five

19'0" x 16'0"
The fifth bedroom is a large double bedroom located on the second floor with access into the ensuite.

Ensuite

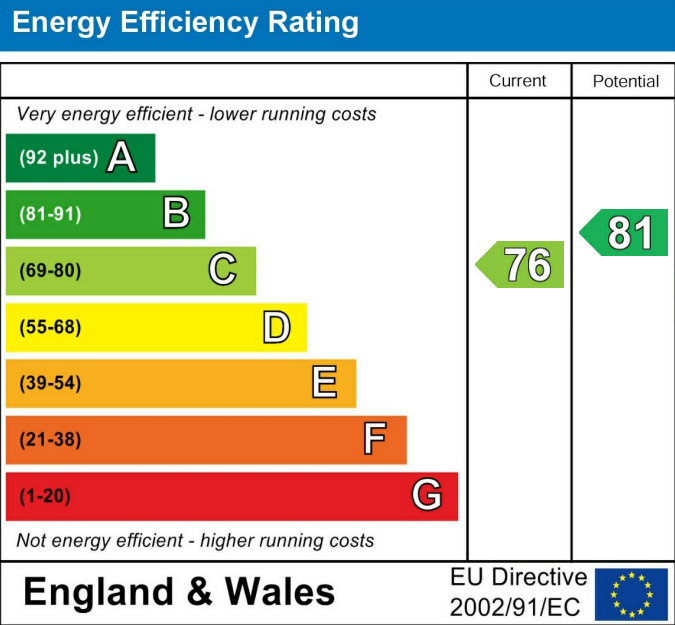
7'6" x 5'2"
The ensuite contains a single shower cubicle, WC and wash hand basin.

Bedroom Five

15'11" x 13'0"
The fifth bedroom is a double bedroom with window to the side elevation.

External

Externally the property has a large paved driveway and single garage providing ample off street parking for multiple cars. To the rear of the property there is a large enclosed garden, mainly laid to lawn along with raised decking ideal for outdoor 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.











