



76 Front Street, Spennymoor, DL16 6TH

£109,950

an exceptional two bedroom end terraced house with a much sought after location. the property benefits from gas central heating, double glazing a comfortable lounge, separate dining room, well fitted kitchen with built in cooking appliances, two good sized bedrooms with staircase to useful boarded and carpeted loft area. the bathroom is fitted to a high standard and outside is a substantial hardstand area at the front with a decorative resin finish as is the rear courtyard. Internal inspection is a must for this ideal starter home.

Ground Floor

Entrance Vestibule

Has composite entrance door .

Lounge 11'9 x 15'4 (3.58m x 4.67m)



Has feature fireplace with electric fire and 2x contemporary central heating radiators.

Dining Room 12'0 x 15'2 (3.66m x 4.62m)



Has tiled floor, contemporary central heating radiator and double UPVC French doors leading out onto rear courtyard.

Kitchen 13'6 x 5'7 (4.11m x 1.70m)



Has a range of fitted wall and base units, laminate work surfaces, inset stainless steel sink unit with mixer tap, built in electric oven and hob with extractor canopy, tiled splash backs, integrated dishwasher and washing machine, ceiling spot lights, plinth lighting, central heating radiator and UPVC entrance door.

First Floor

Bedroom 1 15'6 x 11'8 (4.72m x 3.56m)



Has central heating radiator.

Bedroom 2 12'1 x 10'0 (3.68m x 3.05m)



Has central heating radiator. and staircase to loft area.

Bathroom



Has white suite comprising: panel bath with mains shower over and glass screen, hand wash basin in vanity unit, WC, laminate clad walls, ceiling spotlights and contemporary central heating radiator.

Loft Space 13'5 x 9'8 (4.09m x 2.95m)



Has storage cupboards and ceiling spotlights.

Exterior

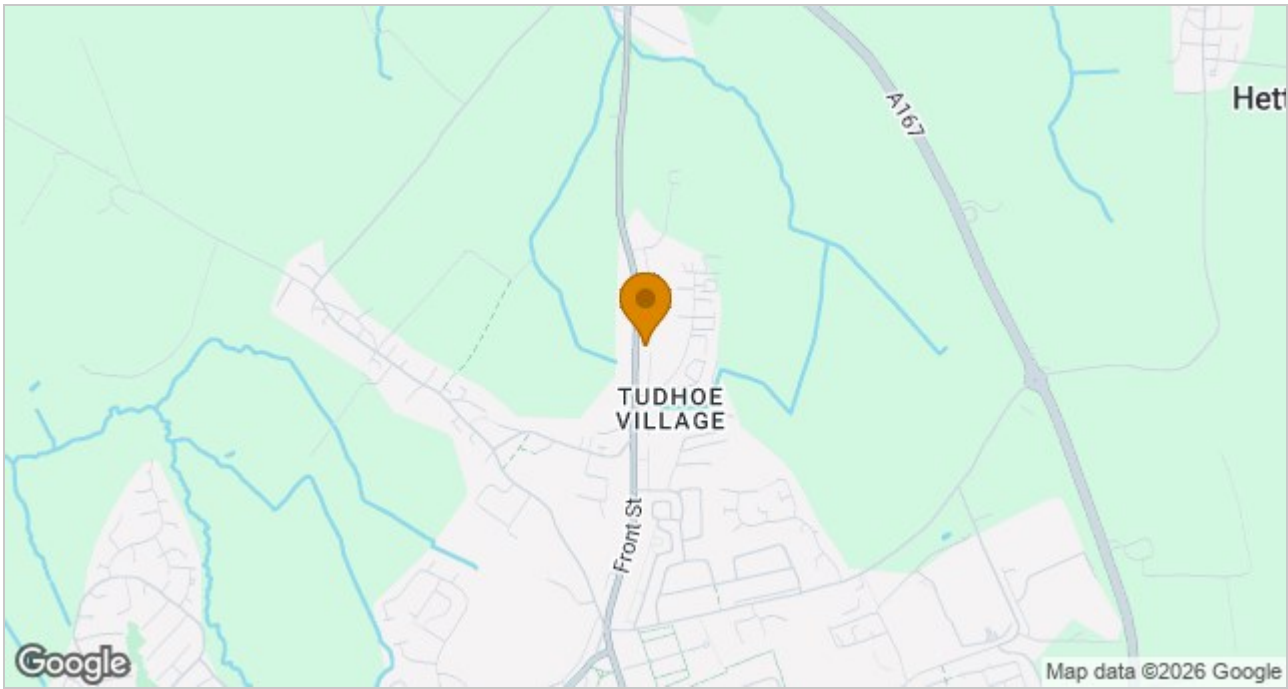


The front of the property has an enclosed resin bound forecourt with decorative finish and mature conifers the rear of the property has an enclosed resin bound courtyard with decorative finish, secure tool store / workshop.

Disclaimer


N.B. WE HAVE NOT TESTED ANY APPLIANCES OR SYSTEMS AT THE PROPERTY. IF IN DOUBT, PURCHASERS SHOULD SEEK PROFESSIONAL ADVICE. THE MEASUREMENTS PROVIDED WITHIN THE DETAILS ARE FOR GUIDANCE PURPOSES ONLY. IF MORE ACCURATE MEASUREMENTS ARE NEEDED, THEN THE PURCHASERS SHOULD TAKE SUCH MEASUREMENTS THEMSELVES. THESE DETAILS INCLUDING PHOTOGRAPHY WERE PREPARED BY PETER CLARK PROPERTY SERVICES IN ACCORDANCE WITH THE SELLERS INSTRUCTIONS. THE ACCURACY OF THESE PARTICULARS CANNOT BE GUARANTEED AND ANY PURCHASERS SHOULD SATISFY THEMSELVES BY INSPECTING OR OTHERWISE TO THE CORRECTNESS OF STATEMENTS CONTAINED IN THESE PARTICULARS. THESE PARTICULARS DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.