

## Weardale Street Spennymoor, DL16 6ER



### Offers in the Region Of £67,950

- Upvc Double Glazed and Gas Central Heating
- Kitchen with cooking appliances
- Two Good Sized Bedrooms
- Bathroom/wc with Shower
- Enclosed Rear Yard
- Must be Viewed

These particulars should not be relied on as statement of representation and fact and do not form nor constitute any part of an offer or contract of sale. Measurements are approximate only. Intending purchases must satisfy themselves by inspection or otherwise as correctness of these particulars. The vendor does not give and neither FJ Estates nor any person employed as an agent for FJ Estates, has any authority to make or give any representative or warranty what so ever whether verbally or otherwise in relation to this property.

FJ Estates are delighted to offer for sale this deceptively spacious two bed roomed terrace property. Benefiting from upvc double glazing and gas central heating via combi boiler. The property briefly comprises of Entrance Hall, Lounge and Kitchen/Diner. To the first floor there are two good sized bedrooms and a bathroom/wc with shower. Externally there is an enclosed rear yard. Early viewing recommended. This property is being sold with a tenant in situ.



## PROPERTY PARTICULARS

### Entrance Hall

With upvc double glazed entry door to the front elevation and staircase leading up to the first floor accommodation.

### Lounge

With upvc window to the front elevation and feature fireplace

Kitchen/Diner With upvc double glazed window to the rear elevation, fitted with a modern range of white wall and floor mounted units, contrasting laminated working surfaces, integrated Oven, Hob and Extractor Filer Fan, inset one and a half bowl stainless steel sink unit with mixer tap, plumbing for washing machine and a built in under stairs storage cupboard.

### Utility Room

With upvc window and upvc entry door to the side elevation

### First Floor

### Landing

With access to loft space all first floor rooms.



## Bedroom One

With upvc double glazed window to the front elevation

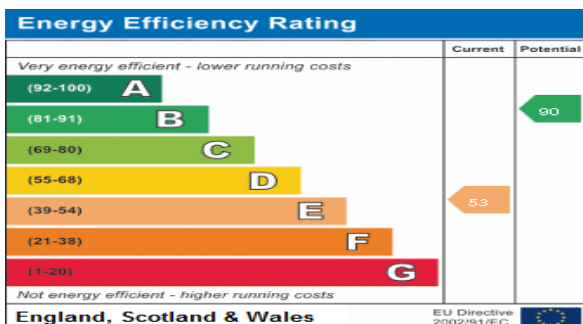
## Bedroom Two

With upvc double glazed window to the rear elevation, built in storage cupboard containing combi boiler

Bathroom/wc With upvc double glazed window to the rear elevation, white suite with panelled bath, pedestal wash hand basin and low level wc.

## Externally

To the rear of the property there is an enclosed with gated access.



Scan QR using your mobile phone for further details or request a viewing

The measurements provided within these details are for guidance purposes only. It should be noted that services, fixtures, heating, gas and electrical systems mentioned within these details have not been tested by FJ Estates. If in doubt, purchasers should seek professional advice to ensure satisfaction. These particulars including photography were prepared by FJ Estates in accordance with the Sellers instruction.

