





£174,950

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2 Hagg Lane  
Spennymoor  
Co Durham  
DL16 7NW

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EPC Rating C

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ENTRANCE HALL With wood floor

LOUNGE 18' 9" x 12' 6" (5.74m x 3.82m) With open plan staircase, double glazed window to the front, two radiators, wood flooring and folding, glazed doors to

DINING ROOM 11' 9" x 9' 3" (3.60m x 2.84m) Double glazed French doors overlooking the Garden, wood flooring and radiator, open plan to

KITCHEN 11' 7" x 8' 11" (3.55m x 2.73m) Fitted with a good range of wall and base units with granite worktops, fitted electric oven and hob with extractor over, integrated fridge freezer and dishwasher, tiled flooring, double glazed window and double glazed door to the side.

FIRST FLOOR LANDING With double glazed window and storage cupboard



**\*\*THREE BEDROOM SEMI DETACHED PROPERTY\*\* \*\*VILLAGE LOCATION WITH OPEN VIEWS\*\*** We are pleased to offer to the market this well cared for home, which is located in the quiet village of BYERS GREEN. close to Bishop Auckland and Spennymoor. The property boasts many pleasing features including open plan living accommodation downstairs, modern Kitchen and Bathroom, three good sized Bedrooms, rear Garden and single Garage with Driveway. **\*\*PERFECT FAMILY HOME, MUST BE VIEWED\*\***

**BEDROOM 1** 12' 8" x 10' 4" (3.87m x 3.17m) Double glazed window to the front with open views, radiator.

**BEDROOM 2** 12' 4" x 10' 4" (3.76m x 3.16m) Double glazed window to the rear, radiator and wardrobes

**BEDROOM 3** 8' 9" x 8' 1" (2.69m x 2.47m) Double glazed window to the front, radiator, laminate flooring and storage cupboard housing the boiler.

**BATHROOM** Fitted with a three piece suite comprising of P shaped bath with shower over, w.c. wash hand basin set in vanity unit, heated towel rail, tiled walls, laminate flooring and double glazed window.

**REAR GARDEN** Laid to lawn, patio area and summer house and outhouse.

**GARAGE** Fitted electric door.

Tenure: Freehold

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Council Tax Band

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Local Authority:

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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## Sales Office

Alton House,  
27-31 Grange Road  
Darlington  
County Durham  
DL1 5NA

## Contact Us

www.mypropertybox.co.uk  
[sales@mypropertybox.co.uk](mailto:sales@mypropertybox.co.uk)  
01325 582101

## Opening Hours

Mon-Fri: 9am - 5pm  
Sat: 9am - 1pm