



Lotherton Drive, Spennymoor, DL16 7FF
3 Bed - House - Semi-Detached
£145,000

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Pleasantly situated on the Burton Woods Development by Barratt Homes and still under the NHBC Guarantee sits this THREE BEDROOM SEMI-DETACHED HOUSE which is offered to the market in immaculate decorative order throughout. Viewing is essential to appreciate the quality of this property on offer which benefits from UPVC DOUBLE GLAZING and GAS CENTRAL HEATING. The property briefly comprises of ENTRANCE HALL, CLOAKROOM/WC, LOUNGE with french doors overlooking REAR GARDENS, FITTED KITCHEN, whilst to the first floor THREE BEDROOMS, MASTER with EN-SUITE and FAMILY BATHROOM. Externally the property enjoys GARDENS, DRIVEWAY and GARAGE. In more detail the accommodation comprises of

Entrance Hall

Staircase to first floor, spindle style balustrade, storage cupboard and single central heating radiator

Cloakroom/WC

UPVC window to front elevation, low level wc, pedestal wash hand basin, chrome effect fittings, part tiled walls and extractor fan

Lounge

14'7 x 15' (4.45m x 4.57m)

UPVC french doors overlooking rear gardens, laminate flooring, two single central heating radiators, TV point, under stairs storage cupboard and BT point

Kitchen

12'1 x 7'9 (3.68m x 2.36m)

Fitted with a range of wall and base units with contrasting work surfaces, stainless steel sink and mixer tap, single central heating radiator, stainless steel gas hob, stainless steel electric oven, stainless steel splashback, chimney style extractor hood, under counter lighting, uPVC window to front elevation, boiler for domestic hot water and gas central heating, plumber for automatic washing machine, extractor fan and plumbing for dishwasher

First Floor

Landing

Single central heating radiator, loft access and storage cupboard

Bedroom One

11'9 x 8'5 (3.58m x 2.57m)

UPVC window to rear elevation and single central heating radiator

En-Suite

Low level wc, pedestal wash hand basin, part tiled walls, shaver point, single central heating radiator, chrome effect fittings, extractor fan, shower cubicle with mains fed shower

Bedroom Two

10'3 x 8'5 (3.12m x 2.57m)

UPVC window to front elevation and single central heating radiator

Bedroom Three

8'8 x 6'2 (2.64m x 1.88m)

UPVC window to rear elevation and single central heating radiator

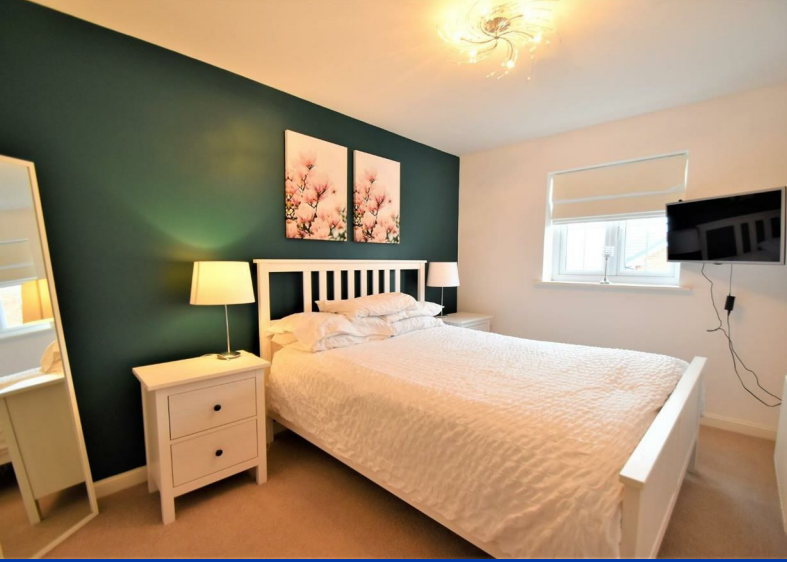
Bathroom

7'9 x 6'2 (2.36m x 1.88m)

Fitted with a white suite comprising of panelled bath, pedestal wash hand basin, low level wc, part tiled walls, extractor fan, double central heating radiator and chrome shower head attachment, chrome effect fittings and double central heating radiator

Externally

To the front of the property there are open plan gardens with external tap, driveway to the side leading to single garage with up and over door, enclosed rear gardens which are laid to lawn with paved patio area and gated access



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Strategic Marketing Plan

Dedicated Property Manager

Lotherton Drive

Approximate Gross Internal Area
810 sq ft - 75 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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