



Tudhoe Moor, Spennymoor, DL16 6EY
2 Bed - House
£45,000

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NO ONWARD CHAIN. PRICED TO SELL. EXCELLENT POTENTIAL. POPULAR AREA. VIEWING RECOMMENDED. A two bedroom semi detached house with pleasant aspect to the front over a large green area. Located on Tudhoe Moor in a popular residential area off Green Lane within walking distance of local shops, schools, bus services and approximately one mile from the town centre where there are a range of shopping and leisure facilities. Close to an excellent network of roads providing easy access to the surrounding residential and commercial areas including Durham, Darlington, Teesside and Newcastle. The property has the benefit of gas central heating and upvc double glazing. The property offers excellent potential for modernisation and improvement. The accommodation briefly comprises: Entrance Hall, Lounge, Kitchen, Utility Area, Landing, two Bedrooms, Bathroom, separate WC. Externally there are enclosed gardens to the front, side and rear which are approximately south facing to the rear. The property is offered for sale at a competitive price level and with no onward chain.

Entrance Hall

Lounge

17'10 x 11'6

Dual aspect double glazed windows to the front and rear elevations. Wall mounted fire surround and electric fire. Tv aerial point, two central heating radiators, ceiling coving and wood effect laminate flooring.

Kitchen

11'4 x 11'0 (3.35m'1.22m x 3.35m'0.00m)

Three double glazed windows to the side elevation. Fitted floor, wall and drawer units with fitted wood effect work surfaces having a tiled splashback surround incorporating a resin sink unit with mixer tap. Built in oven and hob. Central heating radiator and door to utility area.

Utility Area

6'6 x 6'0

Double glazed window to the side elevation and entrance door to the rear garden. Hot and cold water tap and wood effect worktop.

First Floor

Landing

Double glazed window to the side elevation. Access to the loft, built in storage cupboard and built in cupboard housing the gas boiler which provides hot water and central heating.

Bedroom 1

11'6 x 11'10 narrowing to 11'4

Double glazed window to the rear elevation. Central heating radiator and built in storage cupboard

Bedroom 2

11'4 x 9'2 increasing to 10'0

Double glazed window to the rear elevation. Central heating radiator, built in storage cupboard and wood effect laminate flooring.

Bathroom

White suite comprising of a bath and pedestal washbasin with tiled splashback. Central heating radiator, ceiling coving and double glazed window to the front elevation.

Separate WC

White low level wc, central heating radiator double glazed window to the front elevation.

Externally

Enclosed front garden with established hedging and shrubs. Enclosed side garden laid to lawn with established hedging. Enclosed rear garden which is approximately south facing with brick shed.



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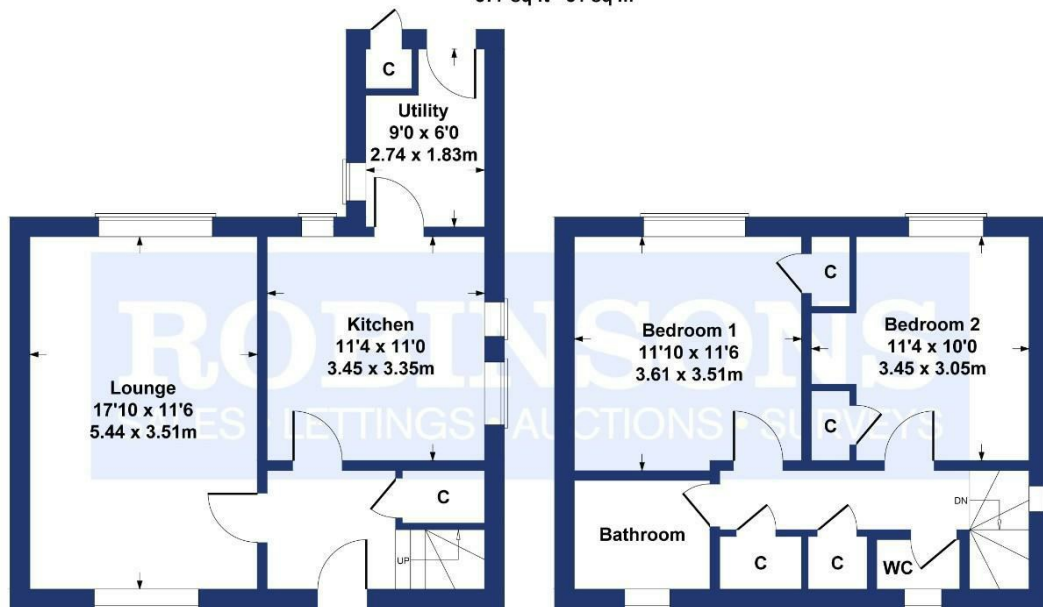
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

59 Tudhoe Moor

Approximate Gross Internal Area
877 sq ft - 81 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.

Produced by Potterplans Ltd. 2020

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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			
England & Wales		65	81
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) 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			

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