



**South View, Kirk Merrington, DL16 7JB**  
**2 Bed - House - Semi-Detached**  
**£99,950**

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Superbly presented TWO BEDROOMED STONE BUILT SEMI DETACHED HOUSE which would be Ideal for the First Time Buyer, in superb decorative order throughout, this comfortable property has a cottage style feel. The floor plan briefly comprises ENTRANCE HALLWAY, LOUNGE with feature fire surround and double french doors to KITCHEN/BREAKFAST ROOM with integrated fridge and breakfast bar. To the first floor there are TWO WELL PROPORTIONED BEDROOMS and RECENTLY INSTALLED BATHROOM with over bath mains fed shower. To the rear of the property there is a GARDEN with DECKING AREA and ARTIFICIAL GRASS.

Benefits from GAS CENTRAL HEATING VIA COMBI BOILER. The property lies within easy reach of Kirk Merrington school with excellent ofsted report, local shops and amenities that offer in Spennymoor, ideal for the commuter travelling to nearby Durham City, Darlington and Teeside,

In more detail the accommodation comprises:-

**Lounge**

13'1x12' (3.99mx3.66m)

**Kitchen**

15'6x12'3 (4.72mx3.73m)

**First Floor****Landing****Bedroom 1**

16'x14'2 (4.88mx4.32m)

**Bedroom 2**

10'2x8'8 (3.10mx2.64m)

**Bathroom**

7'1x7'1 (2.16mx2.16m)

**Externally**

Rear garden with decking and artificial grass



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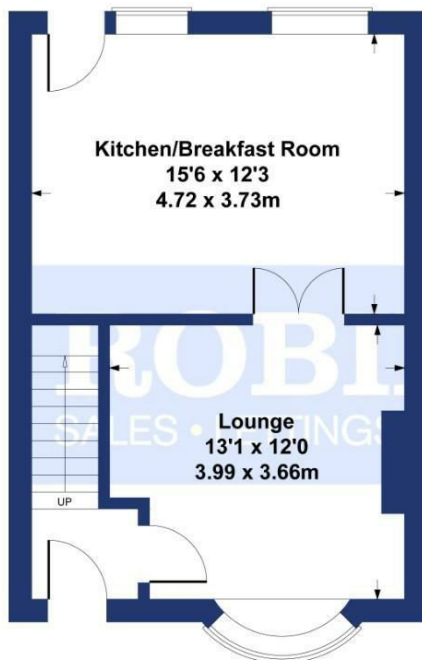
Lettings and Management

Strategic Marketing Plan

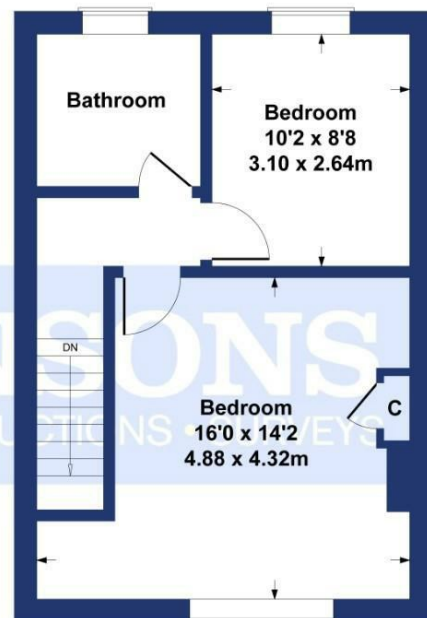
Dedicated Property Manager

## South View

Approximate Gross Internal Area  
815 sq ft - 76 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. 2021

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs 82-91 A	
77-81 B	
69-76 C	
55-68 D	
39-54 E	
13-38 F	
1-12 G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions 82-91 A	
77-81 B	
69-76 C	
55-68 D	
39-54 E	
13-38 F	
1-12 G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

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