

KAN MOVE

Estate Agents

2 bed House for sale - £149,000

Cameron Court – Kirk Merrington Spennymoor



Council Tax Band:

EPC Rating: C

****LAST ONE REMAINING**** ****NEW STONE BUILD COTTAGE SITUATED WITHIN A POPULAR VILLAGE LOCATION**** Superb Conversion development set within the VILLAGE of KIRK MERRINGTON having easy commuting access to Durham City, A1 and A19. Two-bedroom Cottage offered to a high standard, modern open plan Kitchen/Reception room, well appointed bathroom to the first floor, gas fired central heating system, Anthracite grey double glazing windows and doors, rear courtyard with off street parking. VIEWING BY APPOINTMENT ONLY. We are informed the property is Freehold.



SCAN FOR DETAILS

1 Bathrooms

2 Beds

- STONE BUILD.. SUPERBLY PRESENTED TWO BEDROOM COTTAGE CONVERSION
- LARGE OPEN PLAN KITCHEN/LOUNGE
- FIRST FLOOR BATHROOM
- GAS FIRED CENTRAL HEATING SYSTEM
- ANTHRACITE GREY WINDOWS AND DOORS
- REAR COURTYARD OFF STREET PARKING

Front

Open Plan Kitchen/Breakfast/Reception room 24' 0" x 17' 0" x narrowing to 11' 0" (7.31m x 5.18m x 3.35m)

Composite entrance door into the Kitchen/Breakfast. A range of quality matching wall, base units with drawers and wood effect work top surface over, space for washing machine, Electric hob, oven with extractor hood. upvc double glazed window to the rear, through to the spacious reception room. Composite door to the front with upvc double glazed window.



Inner hallway/stairs

Storage cupboard, stairs to first floor landing, Upvc double glazed window to the rear.

Landing

Cupboard housing the Boiler.

Bedroom One 12' 0" x 14' 0" (3.65m x 4.26m)

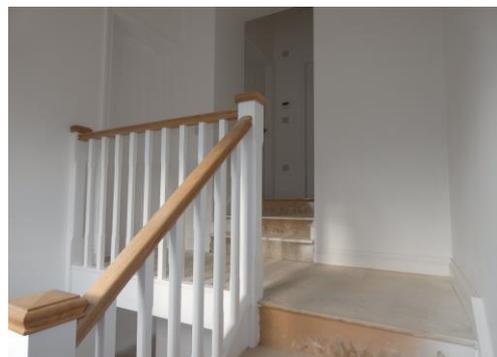
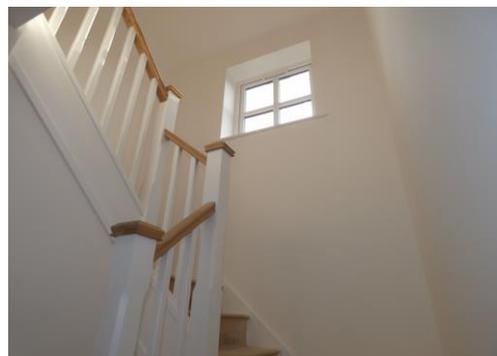
Upvc Double glazed window to the front

Bedroom Two 11' 0" x 9' 0" (3.35m x 2.74m)

Upvc double glazed window to the rear, radiator

Externally

Courtyard with off street parking.



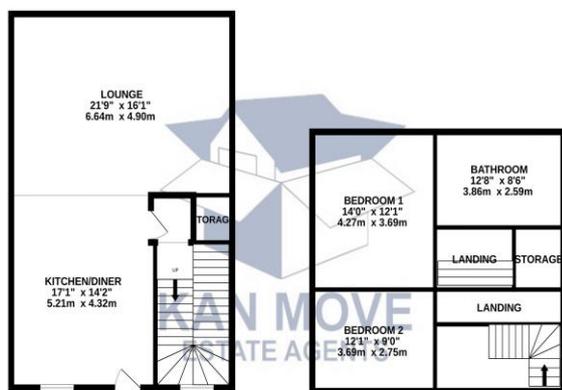
These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		92
(81-91) B		
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.

1ST FLOOR
570 sq.ft. (52.9 sq.m.) approx.



9 CAMERON COURT

TOTAL FLOOR AREA: 1274 sq.ft. (118.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the description contained here, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be made regarding their condition or performance.

Made with Hesign 12/24



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