



Lotherton Drive, Spennymoor, Durham, DL16

Asking Price: £115,000

Freehold

Other important information which you will need to know about this property can be found at reedsrains.co.uk

Property

Entrance
Ground floor entrance to the rear courtyard, with access to the garage.

Lounge
17'5" x 13'1" (5.3m x 4m)
On the first floor, the carpeted lounge includes a Juliet balcony to the rear. Double glazed windows to the front and rear bring additional natural light. With two radiators. A hall off the living room for access to the bedrooms, bathroom and kitchen.

Bedroom 2
11'6" x 8'2" (3.5m x 2.5m)
Carpeted double bedroom with a window to the rear and a radiator.

Bedroom 1
10'10" x 10'2" (3.3m x 3.1m)
Carpeted double bedroom with a window to the rear. Includes a radiator and fitted wardrobes.

Kitchen
10'2" x6'3" (3.1m x1.9m)
Comprising integrated units such as a fridge/freezer, oven with gas hob and dishwasher, as well as a plumbed in washer, housed inside laminate units and worktops. The gas combi boiler is located here. Also with a window to the front and a radiator.

Bathroom
Including a toilet, sink and bath with shower. With a towel rail and a frosted window to the front

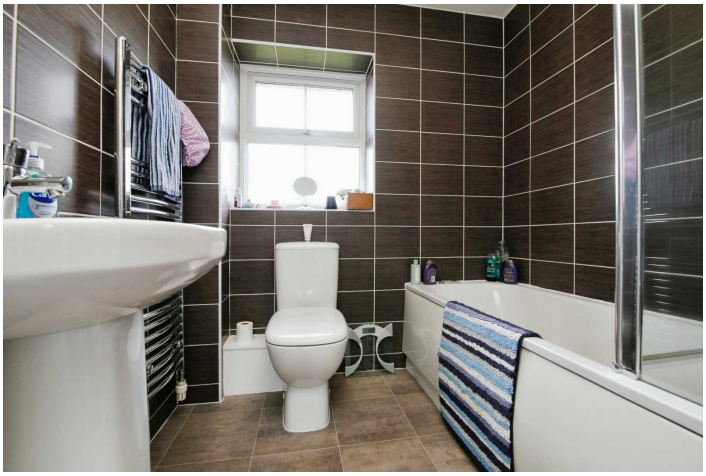
External
A garage on the ground floor and access to the shared courtyard to the rear

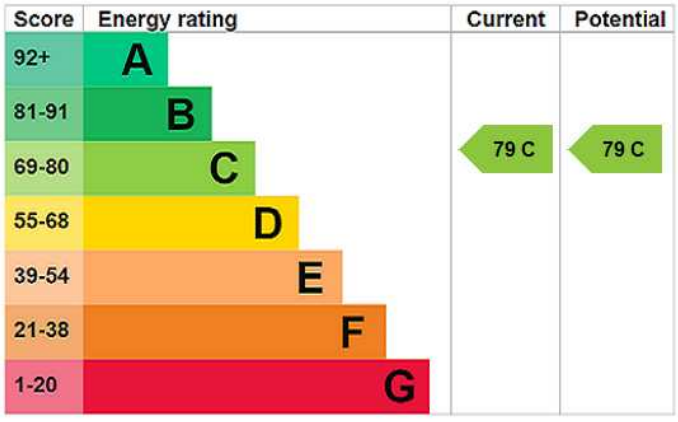
Location
Spennymoor is a popular town located around 5 miles south of Durham city centre, popular for it's vast range of local amenities and excellent transport links. Call the Durham branch to register your interest and book a viewing today !

Additional
Key Details
UPRN 10014560432









Floor Area 678 ft2/ 63 m2
Plot Size 0.04 acres
Local Authority Durham
Council Tax Band B
Council Tax Estimate £1,891
Year Built 2015
Flood Risk
Rivers & Seas No Risk
Surface Water Very Low
Leasehold

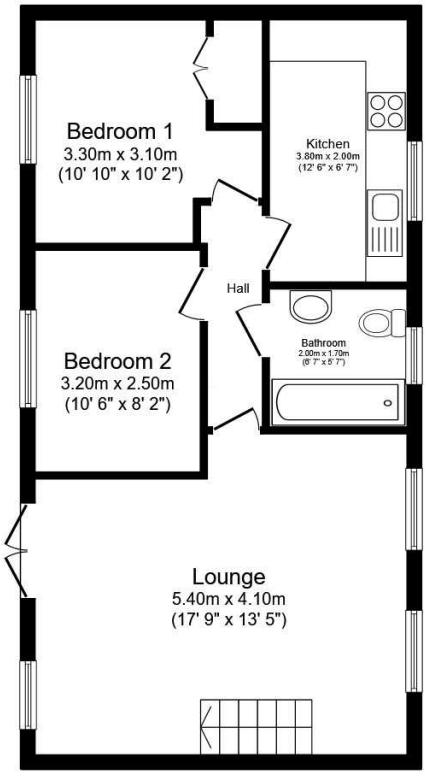
Agent's Note
HMRC is a supervisory body for money laundering regulations, of which all estate agents need to be registered. As part of this, there are multiple requirements that agents must rigorously and consistently meet to ensure they stay compliant with the regulations and protect their clients. To do this, we use an identity verification service, approved by the Government as part of the Digital Identity and Attributes Trust Framework (DIATF). This method and the process we follow to ensure compliance for your transaction come with significant time, financial and legal implications hence a portion of this is passed on to our clients. We elected for this verification process due to the speed, certainty, and accuracy it delivers. This helps us to protect all our client's interests by using the most advanced verification process to help prevent the impacts of money laundering alongside our internal manual policies and procedures while staying compliant with HMRC.

The administrative charge for this process is £40 plus VAT for a sole purchaser, £65 plus VAT for two purchasers and £75 plus VAT three or more purchasers.

Charges
Council Tax Band: B

EPC Rating: C

Service Charge (per annum): £180.00



Total floor area 57.5 m² (619 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by www.focalagent.com



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