The Croft, Kirk Merrington, Spennymoor, Durham, DL16

Asking Price: £330,000

Freehold

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

Property

Entrance Hall
UPVc door to the front into the hallway, which allows access to the utility room, the kitchen/dining room, and th garage.

Utility Room
With a plumbed in washer, a window to the rear, and a door to the rear.

Kitchen/Dining Room
23'11"x11'6" (7.3mx3.5m)
Laminate units and worktops house integrated appliances, such as the fridge/freezer, and allow space for kitchen items. With a window to the rear, and patio doors to the rear.

Hallway
Internal hallway leading to the kitchen/dining room, the lounge, three bedrooms, and the bathroom. With access into the loft.

Lounge
19'8"x13'1" (6mx4m)
Carpeted lounge with a window to the rear.

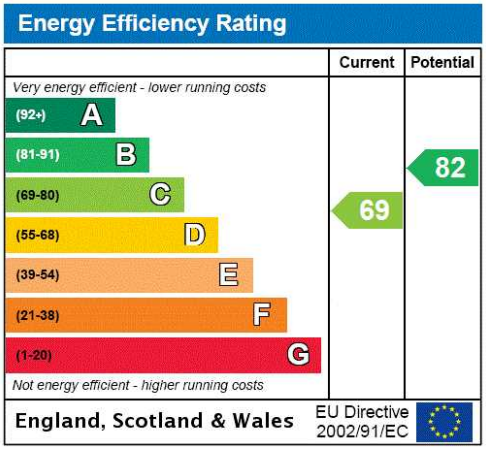
Bedroom 1
15'9"x13'1" (4.8mx4m)
Carpeted double bedroom with a window to the front. Also with an en-suite bathroom featuring a shower, a toilet, and a sink

Bedroom 2
12'2"x10'2" (3.7mx3.1m)
Double bedroom with a window to the side and fitted wardrobes.

Bathroom
Featuring a bath, a shower, a toilet, and a sink, with two frosted windows to the side

Bedroom 3
9'10"x6'7" (3mx2m)
Bedroom with a window to the side.

Additional Information
Floor Area 1,205 ft2/ 112 m2
Plot Size 0.12 acres
Local Authority Durham



Council Tax Band C
Council Tax Estimate £2,161
Year Built 1967-1975
Latest FENSA Work 24/07/2007
Flood Risk
Rivers & Seas: No Risk
Surface Water: Low
Title Number DU69484
Tenure Freehold

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 £35 plus VAT for a sole purchaser, £60 plus VAT for two purchasers and £70 plus VAT three or more purchasers.

Charges
Council Tax Band: C

EPC Rating: C

Approximate total a

1268.2 ft²

(1) Excluding balconies and t

While every attempt has been ensure accuracy, all measuren approximate, not to scale. Th plan is for illustrative purpos

Calculations are based on RICS standard.

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