



# CARVERS

SALES & LETTINGS

Cragside Close

Spennymoor, DL16 7SD

Offers in the region of £235,000

House - Detached



4

3

2

Offered for sale with NO ONWARD CHAIN this DETACHED family home features a living room opening to dining room, uPVC double glazed conservatory, utility room, ground floor WC, en-suite shower room/WC and an integral single garage. Equipped with gas central heating to radiators and uPVC double glazing with security alarm system, the property is situated within a cul-de-sac with private enclosed gardens to the rear.



- Ground floor WC
- uPVC double glazed conservatory
- En-suite shower room/WC
- Integral single garage
- No onward chain
- Living room opening to dining room
- Kitchen with utility room
- Driveway
- Enclosed private rear garden

## Agents Notes

Tenure:- Freehold

Mains gas, (central heating to radiators), electricity & drainage

uPVC double glazing throughout

Council Tax:- Band D

Local Authority:- Durham County Council

## Buyer(s) Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

## Property Size

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. conservatory and/or garage)

## Bedroom Three



Approx Gross Internal Area  
134 sq m / 1440 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	70	75
	EU Directive 2002/91/EC	

Property size taken from EPC  
1173.00 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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