





- Corner Plot
- Three Bedrooms
- Close To Amenities
- Freehold
- Call For More Information
- Popular Location
- Spacious Living
- Gardens To Three Sides
- Viewing Recommended
- Ideal First Buyer or Families





**** Video Tour on Our YouTube Channel | <https://youtu.be/z8WClbu1sLM> ****

This well presented, three-bedroom semi-detached family home offers spacious accommodation throughout and will appeal to the growing family.

The property is located on a substantial corner plot and is close a wealth of amenities including local shops, bus and Metro links, and local schools are also in the area.

Internally the property briefly comprises to the ground floor: - stunning tiled entrance hall, impressive lounge, modern fitted kitchen/dining with double doors leading out to a fantastic rear garden; an ideal space for entertaining, and there is also a separate utility/store area. To the first floor there are three good sized bedrooms and a superb contemporary bathroom with a shower over the bath. The property also boasts gas central heating, ample storage and double glazing.

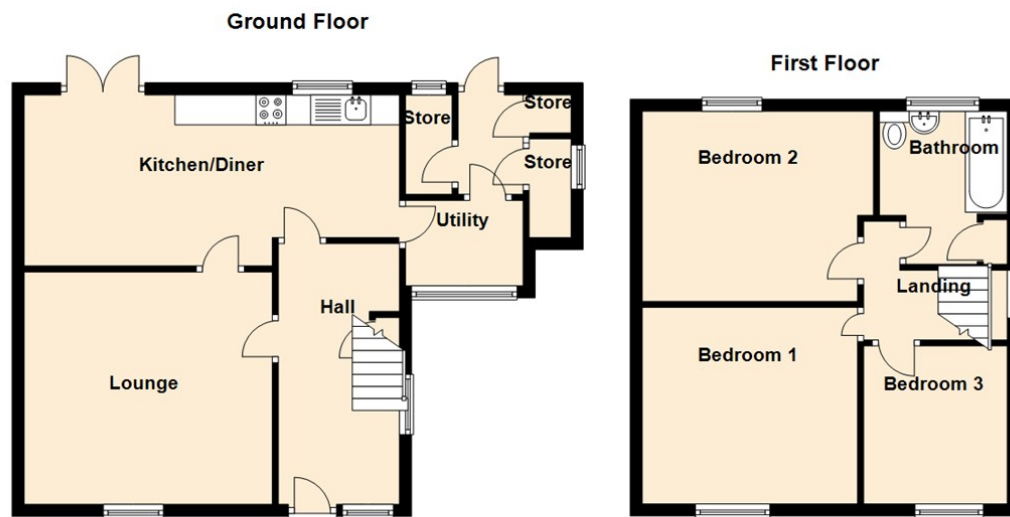
Externally there are gardens to the front and side along with an extremely generous rear garden with a patio area and lawn.

We anticipate an extremely high level of viewings on this impressive family home. To arrange yours please call our High Heaton sales team on 0191 2701122.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax Band *A*.



Lounge 13'3" x 12'3" (4.06 x 3.74)

Kitchen 20'1" x 8'8" (6.13 x 2.65)

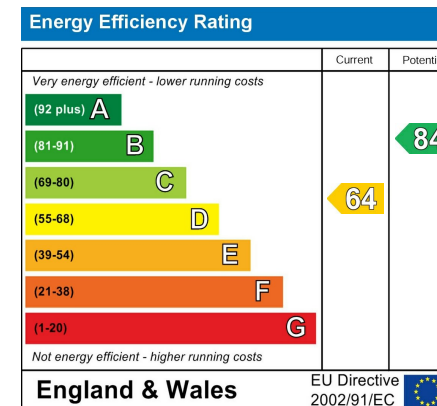
Utility/Storage 6'9" x 4'6" (2.07 x 1.38)

Storage 5'6" x 8'10" (1.69 x 2.70)

Bedroom One 11'1" x 11'6" (3.40 x 3.53)

Bedroom Two 12'9" x 9'10" (3.89 x 3.01)

Bedroom Three 8'3" x 8'3" (2.54 x 2.53)



The difference between house and home

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