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- Semi Detached
- Gas Central Heating
- Council Tax \*B\*
- Very Well Presented
- Great Starter Home
- Three Bedroom Home
- Single Garage
- Freehold Property
- Pedestrianised Street
- Viewing Recommended







\*\* Video Tour on our YouTube Channel |  
[https://youtu.be/xcByZ\\_kLgsA](https://youtu.be/xcByZ_kLgsA) \*\*

This lovely home will make an ideal purchase or the first time buyer or the young family. The house is positioned in a well regarded location, Tudor Grange and will make the perfect home for the buyer seeking an affordable and ready to move into property.

The property briefly comprises to the ground floor:- entrance porch, bright and airy lounge, modern kitchen/diner with wall and floor units and a sunny conservatory. To the first floor there are three bedrooms; two of which are doubles, and a family bathroom with three piece suite and shower over the bath. Externally there is an easy to maintain garden to the front and a private rear garden with a decked area and lawn; an ideal space for those alfresco evenings. The property further benefits from gas central heating, double glazing and a garage located in a separate block.

We anticipate an extremely high level of viewings on this property, to arrange yours please call 0191 236 2070.

#### Tenure

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

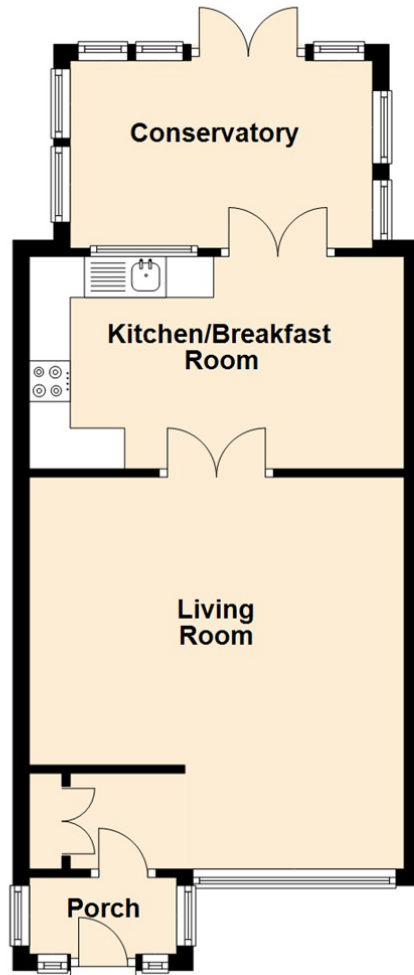
#### COVID-19 Guidelines

Although it is not mandatory, we do recommend that viewers wear appropriate PPE to protect themselves and others.

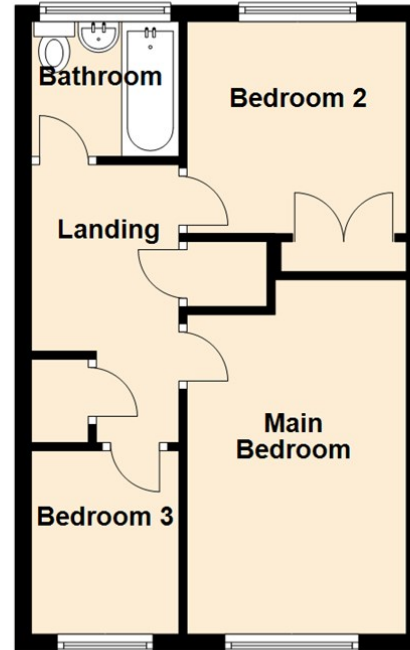
Council Tax band \*B\*



## Ground Floor



## First Floor



Living Room 15'8" x 15'0" (4.80 x 4.59)

Kitchen/Breakfast Room 8'6" x 15'0" (2.60 x 4.59)

Main Bedroom 14'2" x 8'9" (4.34 x 2.69)

Bedroom Two 10'0" x 8'9" (3.06 x 2.69)

Bedroom Three 7'4" x 5'10" (2.25 x 1.80)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</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> <small>EU Directive 2002/91/EC</small>		

## The difference between house and home

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