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- Leasehold Property
- Popular Location
- Three Bedrooms
- No Upper Chain
- Council Tax Band *B*
- Semi Detached
- Spacious Living
- Garage in a Separate Block
- Local Amenities Nearby
- Viewing Recommended





**** Video Tour on our YouTube Channel |
<https://youtu.be/WRMWC1IE8ys> ****

Offered for sale with no upper chain this spacious three bedroom semi detached property must be viewed. Located within a desirable residential area the property will appeal to a variety of buyers. Close a wide range of amenities and transport links, early viewings come highly recommended.

Internally the well presented property briefly comprises to the ground floor:- porch, lounge with bow window feature solid fuel burner, bright and airy dining room with French doors to the rear garden, kitchen with fitted units and integrated oven and hob, a handy utility room and downstairs WC. To the first floor there are three bedrooms; bedroom one with a bow window and shower, and there is also a modern family bathroom and snug area. The property further benefits from gas central heating and double glazing. Externally there are gardens to the front and rear with garage in a separate block.

For more information or to book your viewing please call our sales team on 0191 487 0800.

Tenure

The agent understands the property to be leasehold. 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*






The difference between house and home

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Lounge 12'8" x 14'11" (3.88 x 4.56)
 Dining Room 12'9" x 18'6" (3.90 x 5.66)
 Kitchen 11'11" x 10'6" (3.64 x 3.22)
 Utility Room 4'3" x 7'3" (1.31 x 2.21)
 Bedroom One 12'11" x 13'10" (3.94 x 4.24)
 Bedroom Two 7'2" x 11'3" (2.20 x 3.43)
 Bedroom Three 12'5" x 11'4" (3.80 x 3.46)

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

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