





- Two Bedrooms
- No Upper Chain
- Well Presented
- Local Amenities
- Council Tax Band \*B\*
- Mid Terrace
- Popular Location
- Transport Links
- Ideal First Time Buy
- Call For More Information





\*\* Video Tour on our YouTube Channel | <https://youtu.be/BbzoQd-dGig>  
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This well presented two-bedroom, mid-terrace property is offered for sale with the benefit of no upper chain. The property is located within a popular development close to excellent amenities and transport links.

Briefly comprising: - hallway, ground floor WC, modern kitchen, and spacious lounge with French doors to the rear garden. To the first floor, there are two bedrooms and a modern bathroom. The property benefits from gas central heating and double glazing. Externally there are gardens to the rear and a parking bay to the front.

For more information and to book your viewing please call our lettings team on 0191 270 1122.

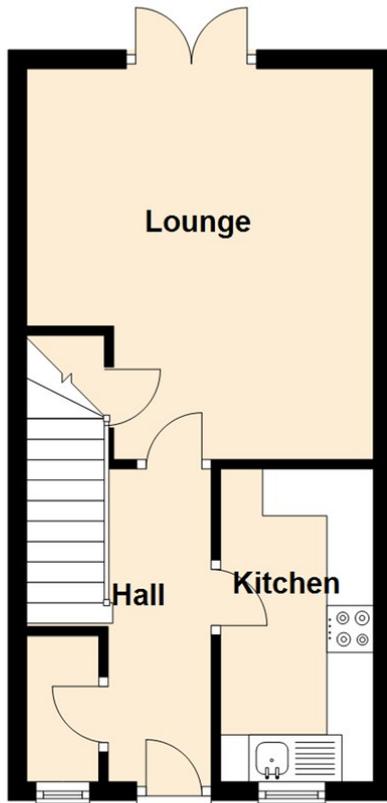
#### Tenure

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

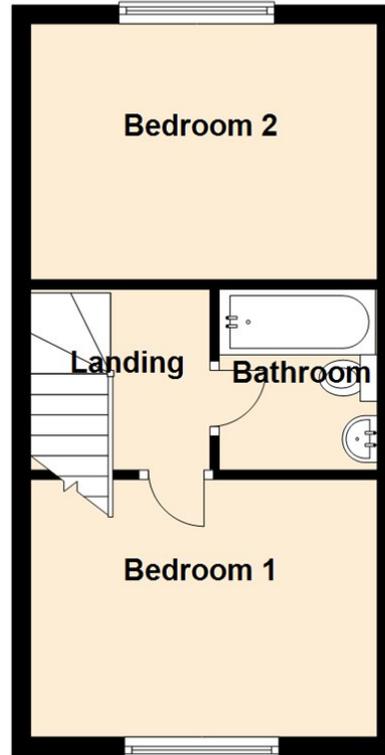
Council Tax band \*B\*.



### Ground Floor



### First Floor



Lounge 13'10" x 12'1" (4.22 x 3.70)

Kitchen 10'9" x 5'3" (3.29 x 1.62)

Bedroom One 12'2" x 9'3" (3.72 x 2.82)

Bedroom Two 9'0" x 12'2" (2.76 x 3.72)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		98
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	
(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>	EU Directive 2002/91/EC	

## The difference between house and home

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