





- Freehold
- Council Tax Band \*D\*
- Four Bedrooms
- Study
- Garage
- Three Storey Home
- Mid Terrace
- Spacious Living
- En-Suite
- Utility Room





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

Jan Forster Estates are delighted to offer for sale this four bedroom, three storey mid terrace property. Located within a popular residential area close to excellent transport links the property will appeal to a variety of buyers.

Internally the property briefly comprises to the ground floor; entrance hallway, spacious dining room and lounge, inner hallway with stairs leading to the lower ground level and the first floor, modern kitchen with wall and floor units and integrated oven and hob, and a study/fifth bedroom. To the lower level there is a shower room, utility room with access to the rear and a door leading to the integral garage. To the first floor there four good-sized bedrooms; the main with an en-suite and there is also a family bathroom WC. The property further benefits from gas central heating and double glazing.

Externally there is a charming rear garden with a paved and pebbled area, along with a driveway leading to the integral garage.

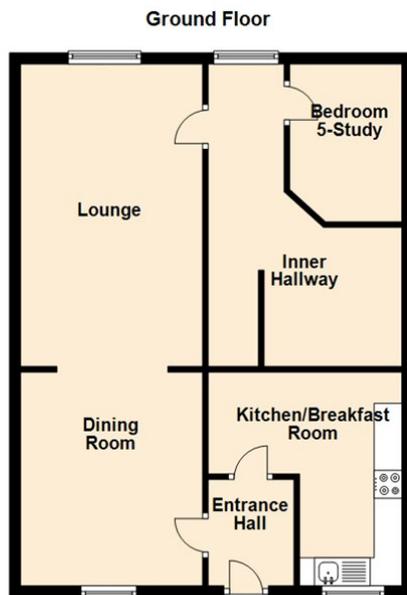
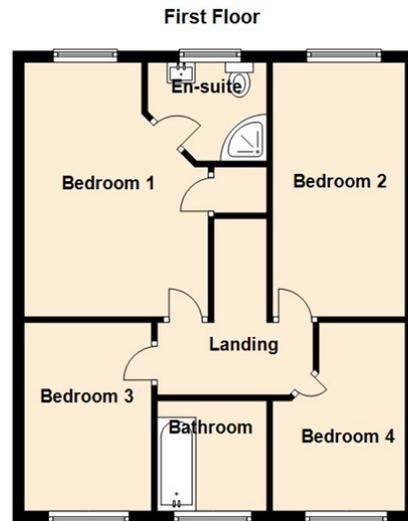
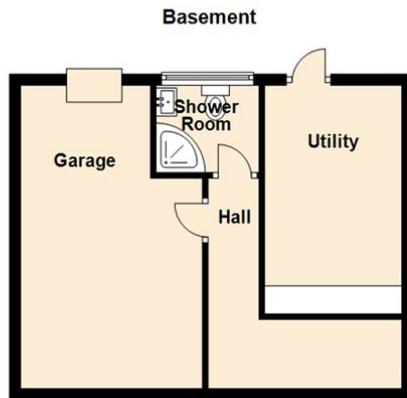
Viewings come highly recommended. For more information please call our Low Fell branch on 0191 487 0800.

#### Tenure

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

Council Tax band \*D\*





- Lounge 17'8" x 10'9" (5.41 x 3.29)
- Dining Room 10'9" x 12'3" (3.29 x 3.74)
- Kitchen 11'5" x 13'3" (3.48 x 4.06)
- Study/Bedroom Five 8'2" x 9'8" (2.49 x 2.96)
- Utility Room 8'0" x 13'4" (2.46 x 4.08)
- Bedroom One 15'4" x 10'11" (4.69 x 3.35)
- Bedroom Two 15'4" x 7'11" (4.69 x 2.43)
- Bedroom Three 7'5" x 10'9" (2.28 x 3.28)
- Bedroom Four 10'6" x 7'5" (3.22 x 2.27)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>85</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>	EU Directive 2002/91/EC	

## The difference between house and home

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