





- End of Terrace House
- Garden & Yard
- Semi-Rural Location
- Local Facilities
- Council Tax Band *A*
- Two Double Bedrooms
- Ample Storage
- No Onward Chain
- Freehold Interest
- **MUST BE VIEWED**





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

Jan Forster Estates are delighted to present to the market this two bedroom end of terrace property, which is close to local amenities and public transport links, and is offered for sale with the benefit of no upper chain. Located within a semi-rural area, this charming home will appeal to a variety of buyers, including first time buyers and investors alike.

Internally, the house briefly comprises to the ground floor;- entrance hall, generous lounge with feature fireplace, breakfasting kitchen with fitted wall and floor units, and a three-piece bathroom WC. To the first floor, there are two double bedrooms. The property further benefits from ample storage, gas central heating and double glazing. Externally, there is a lawned gated garden to the front and a private yard to the rear.

Early viewings come highly recommended. For more information or to book a viewing, please, call our Low Fell branch on 0191 487 0800.

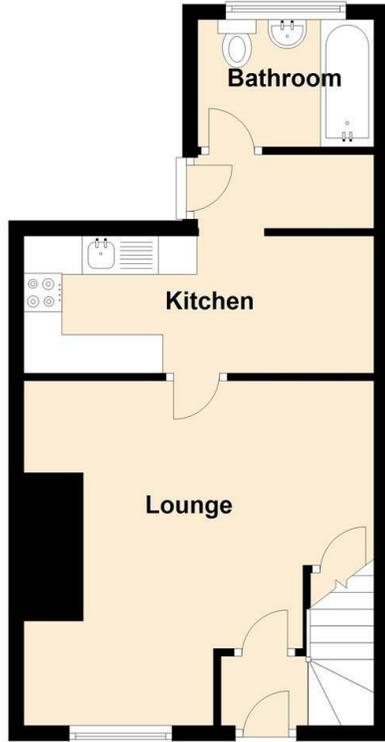
Tenure

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

Council Tax band *A*



Ground Floor



First Floor



Lounge 15'0" x 14'8" (4.58 x 4.49)

Kitchen 14'11" x 5'10" (4.55 x 1.78)

Bedroom One 11'10" x 13'4" (3.61 x 4.08)

Bedroom Two 7'4" x 15'0" (2.24 x 4.59)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

The difference between house and home

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