





3



2



1

- Popular Location
- Three Bedrooms
- Off Street Parking
- Freehold
- Call for More Information
- Semi Detached Home
- Two Reception Rooms
- Council Tax Band *A*
- Viewing Recommended
- Video Tour Available





** Video Tour on our YouTube Channel | <https://youtu.be/mCBS8ldRxdc> **

Offered for sale with no upper chain, this double fronted, three-bedroom, semi-detached home must be viewed.

Close to a wealth of local amenities and excellent transport links, this property will appeal to a variety of buyers.

The property is in need of cosmetic updating and briefly comprises to the ground floor: - hallway, spacious lounge spanning the depth of the property, dining room and a kitchen with fitted wall and floor units along with access to the rear. On the first floor there are two double bedrooms; the main with fitted wardrobes, and there is a family bathroom WC. The property benefits from gas central heating and double glazing.

Externally there is a garden and driveway to the front and a sizeable garden to the rear with a patio area, lawn and outhouse storage.

Early viewings are highly recommended. To book yours or for more information, please contact our team on 0191 236 1079.

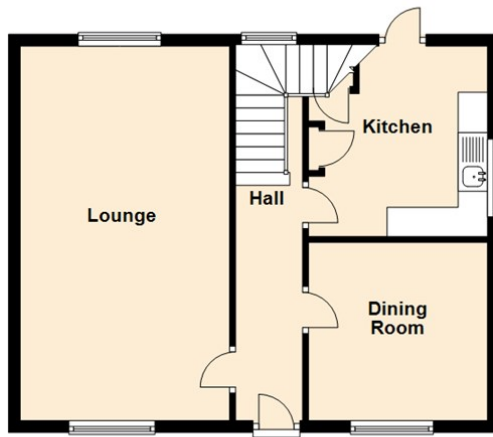
Tenure

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

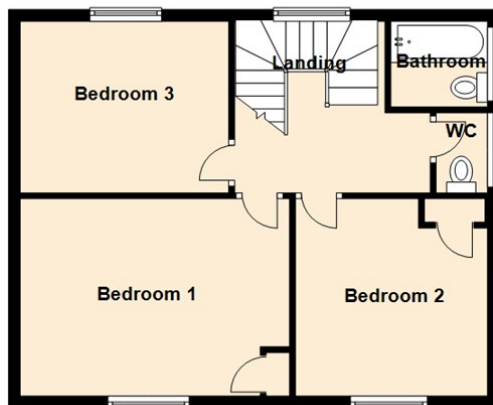
Council Tax Band *A*.



Ground Floor



First Floor



Lounge 18'11" x 11'9" (5.77 x 3.59)

Dining Room 8'11" x 10'11" (2.74 x 3.33)

Kitchen 9'10" x 8'10" (3.00 x 2.71)

Bedroom One 15'1" x 10'11" (4.60 x 3.34)

Bedroom Two 10'0" x 10'11" (3.06 x 3.34)

Bedroom Three 12'0" x 8'9" (3.66 x 2.69)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	87
(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		

The difference between house and home

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