



- 3 Bedrooms
- Kitchen



- Living Room
- Bathroom WC



- Dining Room
- Front & Rear Gardens



A 3 bedroomed mid terraced house, offering spacious accommodation, in need of refurbishment. This is an excellent opportunity for an investor or owner occupier to create an appealing property to their own taste and requirements. With gas fired central heating and sealed unit double glazing, the Entrance Hall with storage cupboard leads to the dining room with window to front and double doors to the 16' Living room with sliding patio doors to the rear garden. The Kitchen, fitted with a range of units, sink unit, space for cooker, wall mounted gas combination boiler and double doors to the rear garden. Stairs lead from the Entrance Hall to the First Floor Landing, with shelved linen cupboard and access to the loft. Bedroom 1 is to the front with built in storage cupboards. Bedroom 2 has a storage cupboard and is to the rear. Bedroom 3 is to the front and has a built in wardrobe and storage cupboard. The Bathroom/WC is fitted with a low level wc, washbasin and shower enclosure with electric shower. Externally is an enclosed West facing paved Garden with brick built garden store.

Newbiggin Hall has good road and public transport links into the city and other surrounding areas, as well as good access to the A1.

#### Entrance Hall

**Living Room 16'7" x 11'1" (5.072 x 3.388)**

**Dining Room 11'1" x 9'2" (3.398 x 2.795)**

**Kitchen 14'8" x 6'1" (4.480 x 1.874)**

**Bedroom 1 12'0" x 9'5" (3.677 x 2.892)**

**Bedroom 2 11'7" x 9'5" (3.549 x 2.885)**

**Bedroom 3 8'10" x 7'11" (2.7 x 2.414)**

**Bathroom WC**



Energy Performance: Current C Potential B

Council Tax Band:

Distance from School:

Distance from Metro:

Distance from Village Centre:

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.