

12 Greenhow Close

Sunderland SR2 0LF

kimmitt & roberts

- Two Bedroom Semi Detached Home
- Gas Central Heating & Double Glazing
- Refitted & Remodelled - A credit to our clients
- Ideal for First Time Buyers. Viewing Essential
- EPC Rating: D



£145,000

12 Greenhow Close

This well presented two bedroom semi detached home ticks all of the boxes. Generous two bedroom accommodation, an outstanding position and superb accommodation combine to make this a tempting purchase for those seeking genuine quality on this premier development. The rear garden has a pleasant aspect and there is an ample drive and gardens to the front with single garage. The



Entrance Porch

with entrance door and door to

Lounge

14'9" x 12'1"

with double glazed window, radiator and staircase leading to first floor



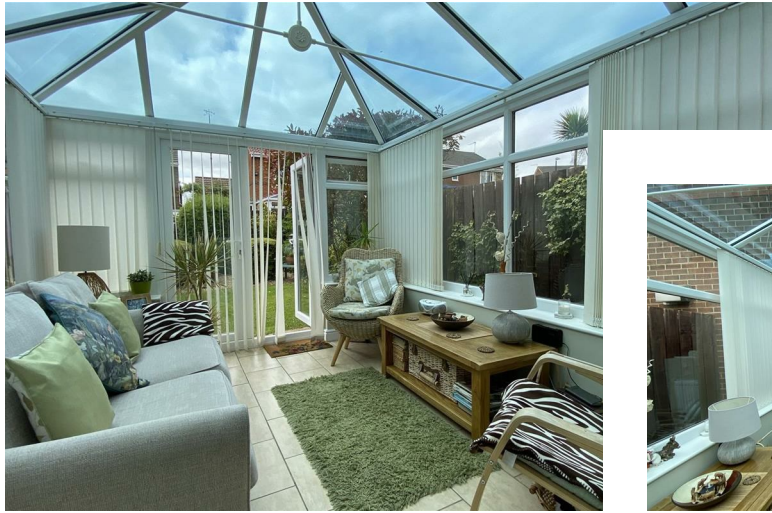
Kitchen/Diner/Conservatory

12'1" x 9'2" + 12'1" x 9'10"

with wall and base units with contrasting worktops, electric hob, electric oven, extractor fan, stainless steel sink unit, double glazed french doors leading to rear of property

First Floor





internal accommodation is thoughtfully designed, remodelled and beautifully presented. Design features include a refitted bathroom and, well proportioned and beautifully refitted kitchen and a sunny rear conservatory. There are two excellent double bedrooms. This home comes with our highest recommendations.

Landing

with double glazed window

Bedroom 1

10'5" x 8'10" (+ robes)

with built in wardrobes, double glazed window and radiator

Bedroom 2

8'10" x 7'2" (+ recess)

with double glazed window and radiator

Bathroom

having panel bath with over shower, w.c., wash hand basin and extractor fan

Disclaimer

Kimmit & Roberts Estate Agents Ltd gives notice that these particulars have not been checked and verified by the current owner. Therefore, they should not be assumed to be accurate until further verification.



Disclaimer

MATERIAL INFO - TENURE - We are advised by the vendor that the property is Leasehold. Lease was for 99 years when built in 1996. The ground rent is £34.00 PA. This information has been provided by the vendor and has not been verified. We have not inspected the Title Deeds and nor have we had solicitor confirmation.



Kimmit & Roberts - Seaham

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.