

Spindle Way, Hartside View, TS27 3FE
3 Bed - House - Semi-Detached
Asking Price £154,000

Council Tax Band: C
EPC Rating: B
Tenure: Freehold

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** OFFERED WITH NO FORWARD CHAIN ** Built by Miller homes to their popular 'Overton' design this modern THREE BEDROOM semi-detached property comes with viewing strongly recommended. Well positioned on the Hartside View development, this immaculate home is ideal for any first time buyer or growing family. A neutral, contemporary finish throughout and also benefitting from an upgraded kitchen, modern family bathroom and en suite. The deceptively spacious layout briefly comprises: entrance hall with stairs to the first floor, front lounge, kitchen/diner with modern units and a range of built-in appliances, useful utility area and guest cloakroom/WC. To the first floor are three generous bedrooms (master with en-suite) and a modern family bathroom which incorporates a three piece white suite and chrome fittings. Externally is a low maintenance front, with parking for two cars, a gate to the side leads through to a lawned rear garden.

The property has approximately 8 years left on its NHBC warranty and also qualifies for Miller Homes' government-backed First Homes Scheme and their local Discount to Market / Discount Market Value (DMV) scheme. These programs reduce property prices by 20%, helping buyers own 100% of their home for a lower upfront cost. Key Eligibility Requirements: First-Time Buyers; Income Caps; Local Connection: Please ask for more information.

GROUND FLOOR

ENTRANCE
6'8 x 4'5 (2.03m x 1.35m)
Composite entrance door, radiator and staircase to first floor landing.

LOUNGE
14'7 x 11'7 (4.45m x 3.53m)
uPVC double glazed window to front, large understairs cupboard and radiator.

DINING KITCHEN
12'6 x 10'9 (3.81m x 3.28m)
Fitted with a range of modern grey wall, base and drawer units with matching worktops., inset sink and drainer with mixer tap, four ring gas hob with illuminating extractor and fan assisted oven, integrated dishwasher, fridge and freezer, uPVC double glazed window and French doors opening onto the rear garden.

UTILITY AREA
Base and wall units with complementary work surfaces, plumbing for washing machine, uPVC double glazed window.

DOWNSTAIRS TOILET
5'9 x 3'9 (1.75m x 1.14m)
White and chrome suite with low level WC and wash hand basin.

FIRST FLOOR

LANDING
uPVC double glazed window and airing cupboard.

BEDROOM 1 (front)
10'8 x 10' (3.25m x 3.05m)
uPVC double glazed window, fitted wardrobes and radiator.

EN-SUITE
6'7 x 3'11 (2.01m x 1.19m)
Modern white and chrome suite with double shower, wash hand basin and low level WC; uPVC double glazed opaque window and radiator.

BEDROOM 2 (rear)
10'7 x 7'9 (3.23m x 2.36m)
uPVC double glazed window to rear and radiator.

BEDROOM 3 (rear)
7'1 x 6'8 (2.16m x 2.03m)
uPVC double glazed window to rear and radiator.

FAMILY BATHROOM/WC
5'6 x 7'9 (1.68m x 2.36m)
Modern white and chrome suite with panelled bath, wash hand basin and low level WC; and radiator.

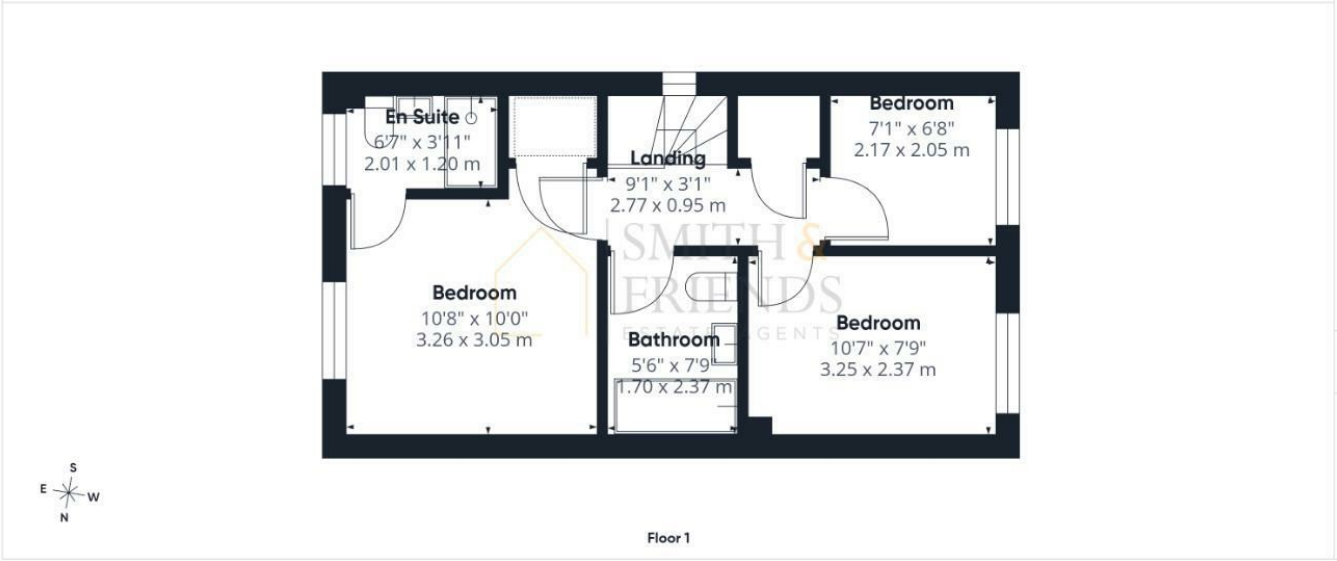
EXTERNALLY
The enclosed westerly facing rear garden is laid to lawn with a paved patio area. To the front of the property the block paved driveway provides off street parking for two cars.

NB
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.









Approximate total area(1)

755 ft²

70 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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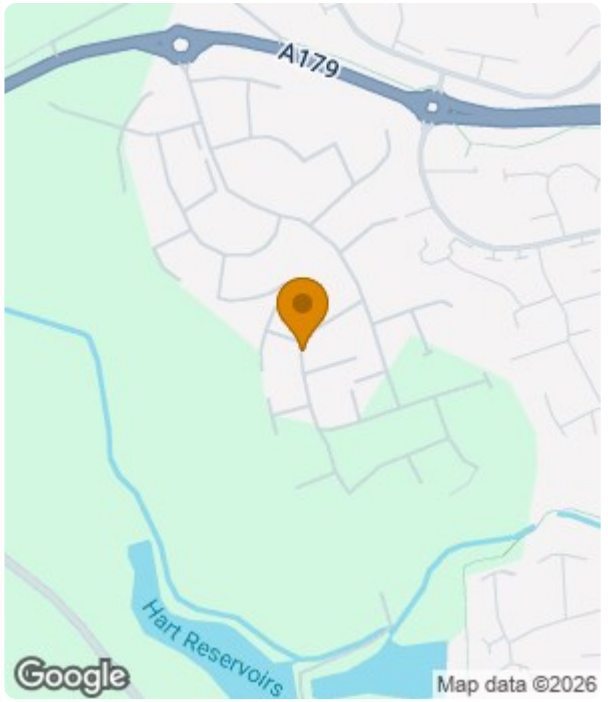

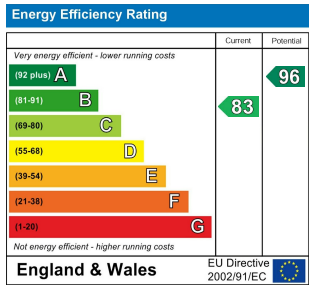

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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