





- **Terrace House**
- **Unfurnished**
- **Popular Location**
- **Allocated Parking**
- **Available September**
- **Three Bedrooms**
- **Private Rear Garden**
- **Excellent Transport Links**
- **Council Tax Band \*B\***





Available mid September on an unfurnished basis, this fantastic home located within the popular Staithes development must be viewed to appreciate the standard of accommodation on offer. Council Tax band \*B\*.

The property, which will appeal to a variety of buyers, briefly comprises:- hallway, ground floor WC, and an open plan lounge/kitchen with modern fitted units and French doors leading to the rear garden. To the first floor there are three good-sized bedrooms; bedroom one with an en-suite facility, and a three piece bathroom WC. The property benefits from gas central heating and double glazing.

Externally there are easy to maintain gardens to both the front and rear, and there is also a parking space to the front of the property.

We anticipate a high level of interest on this property. For more information and to book a viewing, please call our Low Fell team on 0191 487 0800.



#### Covid-19 Viewing Guidelines

For the safety of our clients, ourselves and our staff we are currently only allowing viewings to go ahead if viewers wear appropriate PPE (masks and gloves). Social distancing rules must also be adhered to at all times. Where possible we will encourage vendors to leave the property while the viewing is going ahead. We also will only allow 2 people to view a property at any one time. We may share contact numbers where requested by NHS to prevent the spread of Covid-19.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		91
(81-91) B	77	
(69-80) C		
(55-68) D		
(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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