





- Town House
- Juliet Balcony
- Integral Garage
- Gas Central Heating
- Four Bedrooms
- Rear Garden
- En-Suite Facility
- Viewing Recommended





**** Video Tour on our YouTube Channel |**
<https://youtu.be/9m6SB5e9raA> ******

This four bedroom three storey mid terraced townhouse will appeal to a variety of buyers. The property is situated within a desirable residential area and close to excellent local facilities and transport links.

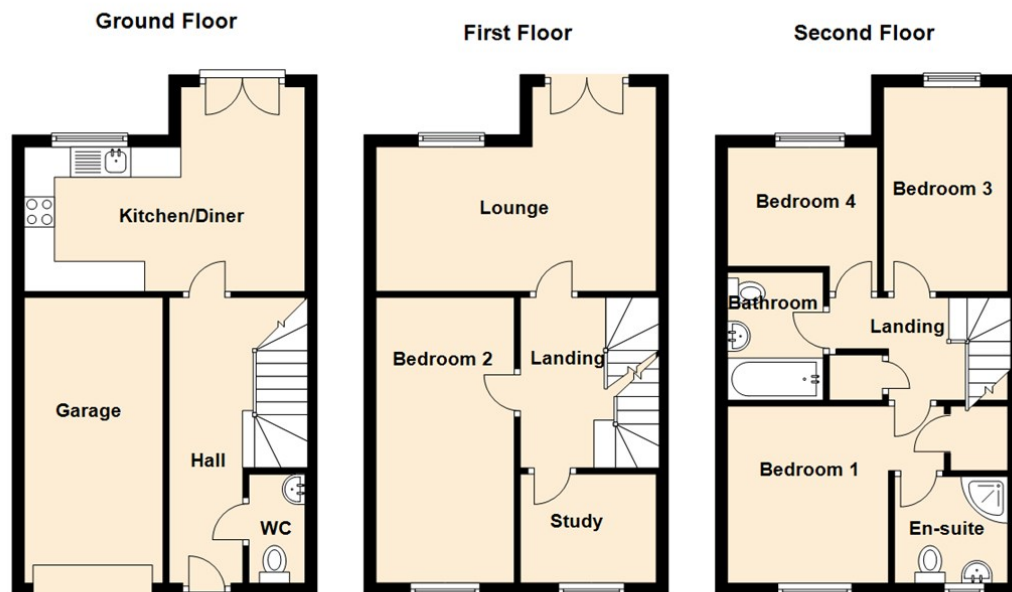
Briefly comprising to the ground floor:- entrance hallway, WC and kitchen/diner with fitted units and French doors leading to the rear garden. To the first floor there is a bright and airy lounge with Juliet balcony, a double bedroom and a study. To the second floor there are a further three bedrooms; the main bedroom with an en-suite, and there is also a family bathroom WC. The property benefits from gas central heating and double glazing. Externally there is a lawn to the front and a driveway leading to the integral garage. There is also a garden to the rear.

Viewings are highly recommended. For more information please call our Low Fell branch on 0191 487 0800.

Covid-19 Viewing Guidelines

For the safety of our clients, yourselves 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.





Lounge 18'10" x 11'6" (5.76 x 3.51)

Kitchen/Diner 19'0" x 11'2" (5.81 x 3.41)

Study 7'9" x 5'11" (2.38 x 1.82)

Bedroom One 12'7" x 10'5" (3.84 x 3.18)

Bedroom Two 15'7" x 7'6" (4.75 x 2.29)

Bedroom Three 11'9" x 8'2" (3.59 x 2.50)

Bedroom Four 9'9" x 8'2" (2.99 x 2.50)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

The difference between house and home

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