





- Freehold
- Spacious Living
- Solar Panels
- No Upper Chain
- Council Tax Band *A*
- Popular Location
- Three Bedrooms
- Modern Decor
- Front and Rear Garden
- Viewing Recommended





** Video Tour on our YouTube Channel |
<https://youtu.be/5O7RXRGO18s> **

Offered for sale with the benefit of no upper chain, this three bedroom well presented semi detached property is sure to impress. Located within a popular residential area, early viewings come highly recommended.

Internally the property briefly comprises; entrance hallway, spacious lounge and modern kitchen diner with wall and floor units providing ample storage, an integrated oven and hob and a patio door leading to the rear garden. To the first floor there are three bedrooms and a family bathroom with white three piece suite. The property benefits from gas central heating and double glazing. Externally there are well stocked gardens to the front and rear. Further benefits include solar panels to the rear of the property.

For more information or to book your viewing please call our sales team on 0191 487 0800.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

COVID-19 Guidelines

Although it is not mandatory, we do recommend that viewers wear appropriate PPE to protect themselves and others.

Council Tax band *A*



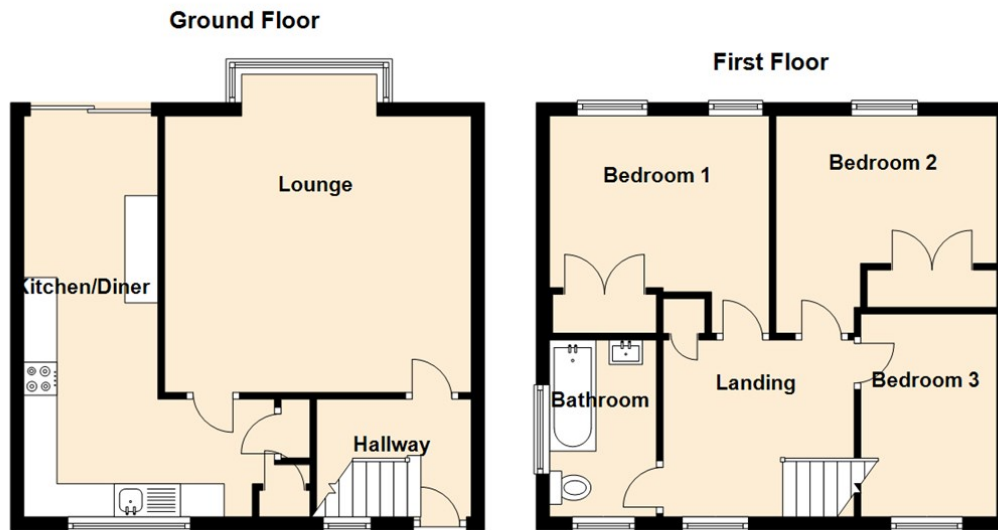
Lounge 13'6" x 15'2" (4.14 x 4.64)

Kitchen 19'9" x 12'6" (6.04 x 3.82)

Bedroom One 13'8" x 11'1" (4.19 x 3.38)

Bedroom Two 13'8" x 10'11" (4.19 x 3.34)

Bedroom Three 6'8" x 9'8" (2.04 x 2.95)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	68	
(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	

The difference between house and home

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