





- Cash Buyers Only
- Detached Garage
- Outhouse Storage
- Double Glazing
- No Upper Chain
- Front & Rear Gardens
- Popular Residential Area
- Gas Central Heating
- Video Tour Available





**** Video Tour on our YouTube Channel |
<https://youtu.be/copUaL3T1JE> ****

CASH BUYERS ONLY

Offered for sale with no upper chain, this two bedroom mid terrace property is located in a desirable residential area and close to a good range of local amenities.

Internally, the property briefly comprises:- bright and airy lounge with a feature fireplace, and a spacious kitchen/diner with fitted wall and floor units, and a door leading to the rear garden. To the first floor there are two good-sized bedrooms and a three piece family bathroom WC. The property benefits from double glazing and gas central heating.

Externally, the property offers gardens to both the front and the rear with outhouse storage and a detached garage.

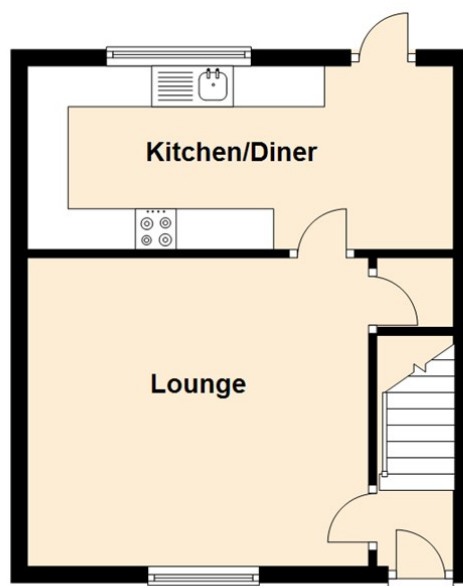
For more information and to book your viewing please call our Low Fell sales team on 0191 487 0800.

Covid-19 Viewing Guidelines

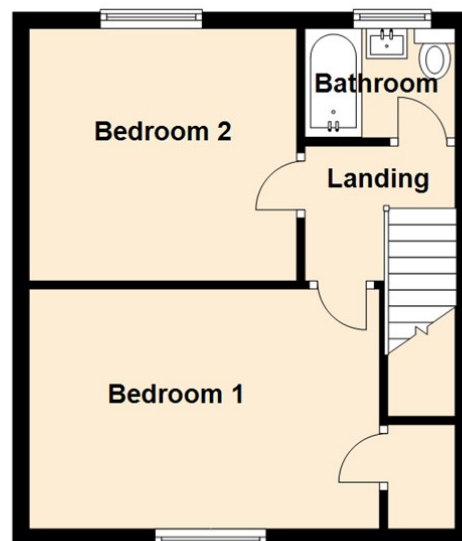
For the safety of our clients, yourselves and our staff we are currently only allowing viewings to go ahead if viewers wear appropriate PPE (masks and gloves). Social distancing rules must also be adhered to at all times. Where possible we will encourage vendors to leave the property while the viewing 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.



Ground Floor



First Floor



Lounge 12'4" x 13'9" (3.77 x 4.20)

Kitchen/Diner 7'3" x 17'1" (2.23 x 5.23)

Bedroom One 10'5" x 13'10" (3.19 x 4.23)

Bedroom Two 9'6" x 10'8" (2.91 x 3.27)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	71	
(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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