





- Freehold
- Council Tax Band \*A\*
- Three Bedrooms
- Conservatory
- Driveway
- Open Plan Kitchen
- Popular Location
- No Upper Chain
- Mid Terrace





Offered for sale with no upper chain this three bedroom mid terrace property will appeal to a variety of buyers. Located within a popular residential area close to excellent transport links and local amenities early viewings come highly recommended.

Briefly comprising; hallway, lounge open to kitchen-diner and conservatory. To the first floor there are three bedrooms and a family bathroom. The property benefits from gas central heating and double glazing. Externally there are gardens to the rear and block paved driveway to the front offering off street parking.

Early viewings come highly recommended. For more information please call our Low Fell office on 0191 487 0800.

#### Tenure

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

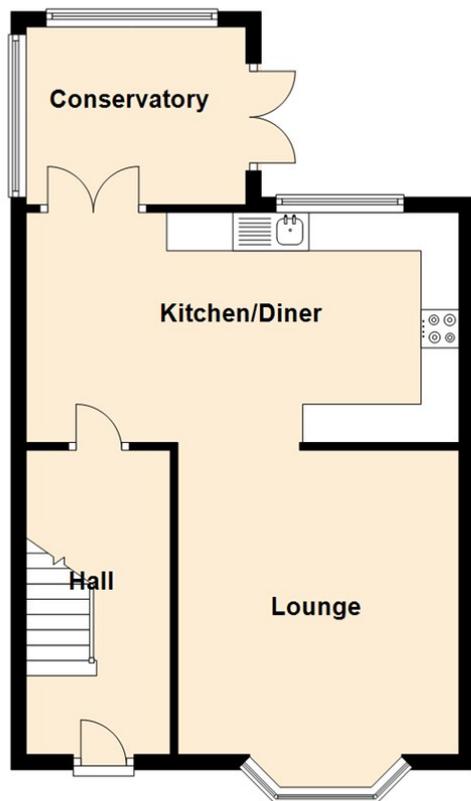
#### COVID-19 Guidelines

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

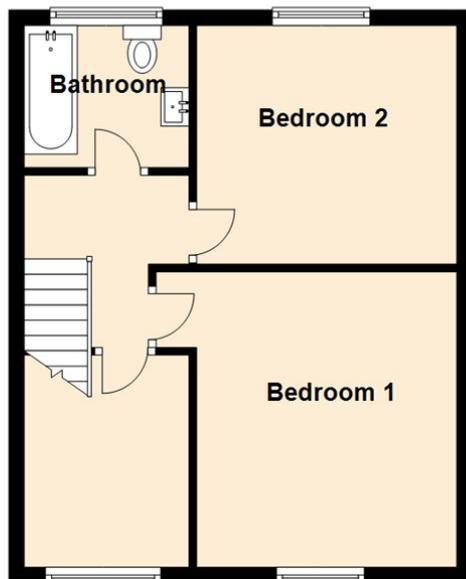
Council Tax band \*A\*.



### Ground Floor



### First Floor



Lounge 12'11" x 6'0" (3.96 x 1.85)

Kitchen 9'11" x 18'9" (3.03 x 5.73 )

Conservatory 9'3" x 7'7" (2.84 x 2.32)

Bedroom One 12'8" x 12'5" (3.88 x 3.79)

Bedroom Two 10'8" x 11'4" (3.26 x 3.46)

Bedroom Three 9'1" x 7'9" (2.77 x 2.37)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>	<b>74</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## The difference between house and home

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