







- Popular Location
- En-Suite Facility
- Conservatory
- Close To Amenities
- Freehold Property
- Three Bedrooms
- Garage Conversion
- Driveway Parking
- Transport Links Nearby
- Council Tax Band C







**\*\* Video Tour on our YouTube Channel | <https://youtu.be/X-qTH5ddk3o> \*\***

We are delighted to offer for sale this well presented three bedroom semi detached property. Located within a popular residential area close to excellent transport links and local amenities including the Metro Centre and Team Valley Trading Estate.

Briefly comprising top the ground floor:- entrance porch, bright and airy lounge, family room, fantastic kitchen diner with fitted units, integrated oven and hob, breakfast bar and sliding patio door to the conservatory. To the first floor there are three good sized bedrooms; bedroom one with en-suite and there is also a modern part tiled family bathroom with shower over the bath. Externally there is an easy to maintain garden to the front with a driveway and there is a charming private rear garden with lawn, patio area and summer house; a great space for relaxing out doors. The property further benefits from gas central heating and double glazing.

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

#### Tenure

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

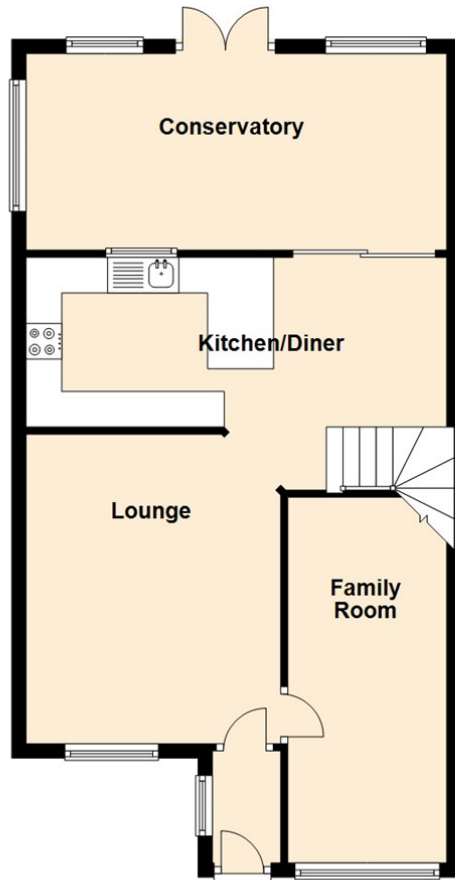
#### COVID-19 Guidelines

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

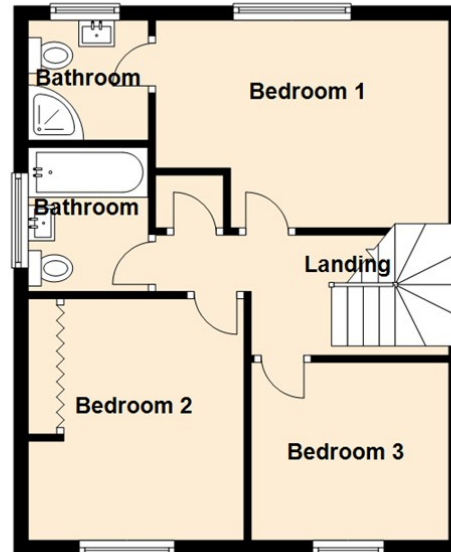
Council Tax Band \*D\*



### Ground Floor



### First Floor



Lounge 14'2" x 11'7" (4.33 x 3.54 )

Family Room 7'2" x 15'8" (2.19 x 4.78)

Kitchen Diner 16'0" x 19'9" (4.88 x 6.04)

Conservatory 8'11" x 17'9" (2.74 x 5.43)

Bedroom One 9'9" x 14'0" (2.98 x 4.28)

Bedroom Two 11'0" x 9'9" (3.37 x 2.98)

Bedroom Three 8'2" x 9'10" (2.49 x 3.02)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</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		

## The difference between house and home

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