





- No Onward Chain
- Well Presented
- Local Amenities
- Attached Garage
- Desirable Location
- Three Bedrooms
- Front & Rear Gardens
- Utility Room





**** Video Tour on our YouTube Channel | https://youtu.be/S-9_gpFRh0o ****

Offered for sale with no onward chain this well presented three bedroom semi detached property must be viewed. Located within a popular residential area the property will appeal to a variety of buyers. Close to excellent local amenities and transport links, early viewings come highly recommended.

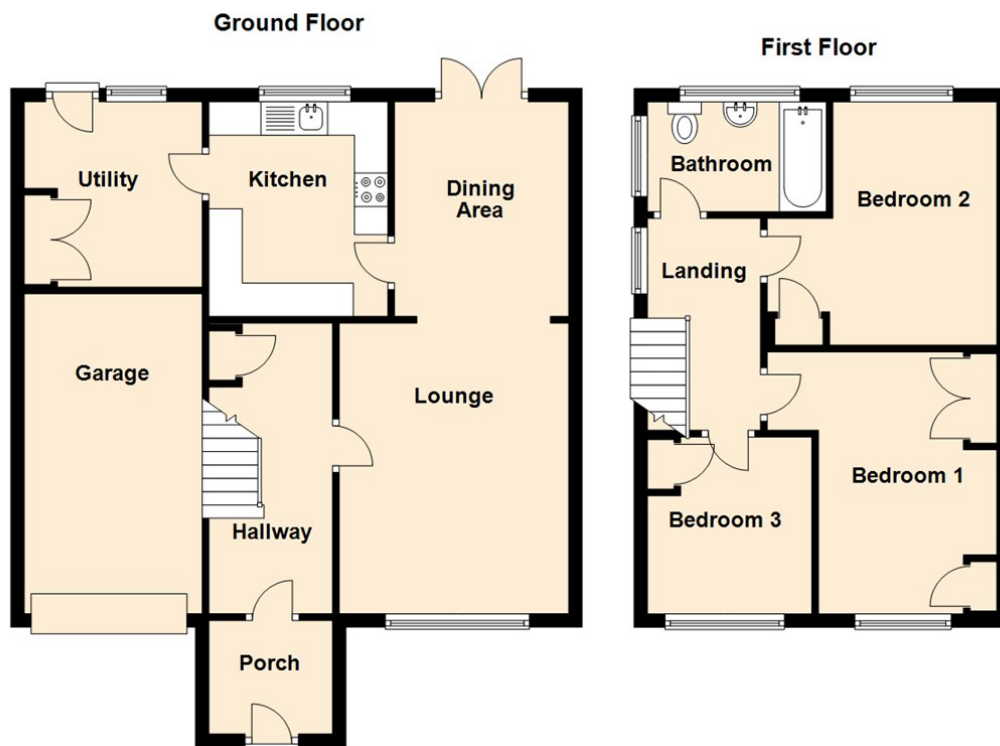
Briefly comprising to the ground floor:- entrance porch, hallway, bright and airy lounge open to dining room which has French doors leading out to the rear garden, kitchen with fitted wall and floor units, and a utility room. To the first floor there are three bedrooms; all benefitting from fitted storage, and a modern three piece bathroom with shower over the bath. Further benefits include gas central heating and double glazing. Externally there is an easy to maintain garden to the front with garage and driveway, providing off-street parking, and a well stocked garden to the rear.

For more information and to book your viewing, please call our Gosforth branch on 0191 236 2070.

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 11'3" x 14'3" (3.44 x 4.35)

Dining Area 10'7" x 8'6" (3.24 x 2.60)

Kitchen 8'8" x 10'7" (2.66 x 3.24)

Utility Room 8'8" x 9'0" (2.65 x 2.76)

Bedroom One 11'4" x 11'8" (3.47 x 3.56)

Bedroom Two 11'4" x 11'7" (3.47 x 3.54)

Bedroom Three 8'11" x 7'7" (2.74 x 2.32)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(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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