







- Popular Location
- Two Double Bedrooms
- Great Views
- Freehold
- Viewing Recommended
- Terraced Home
- Off Street Parking
- Close to Amenities
- Council Tax Band \*B\*
- Call For More Information







**\*\* Video Tour on our YouTube Channel | <https://youtu.be/2icfxYIRbkk> \*\***

This well presented, two-bedroom, new build terraced home is positioned in Whitehill Park, a popular area in Windy Nook. The property will make an ideal first time buy.

Located close to amenities including shops and a supermarket as well as excellent transport links and only a short walk from Windy Nook Nature Park.

The property has modern décor throughout and briefly comprises to the ground floor: - entrance hallway, lounge with a ground floor WC and a kitchen with fitted units, integrated oven and hob and access to the rear garden. To the first floor there are two double bedrooms, the main with a Juliet balcony and bedroom two with fitted wardrobes, and there is a modern family bathroom WC with shower over the bath. The property further benefits from gas central heating and double glazing.

Externally there is a block paved driveway to the front and there is an easy to maintain South-facing rear garden.

For more information and to book a viewing, please call our team on 0191 236 2070.

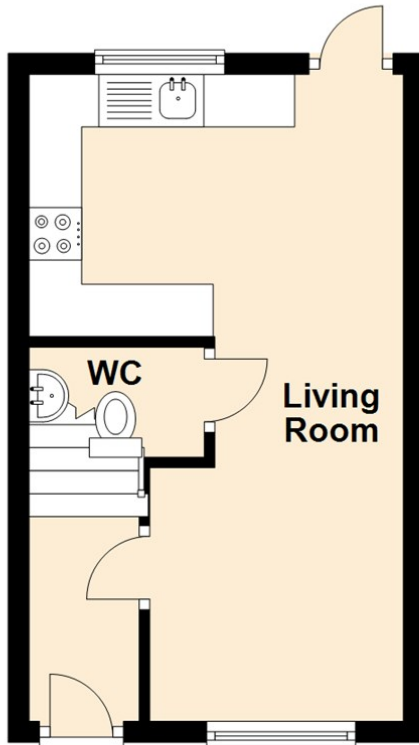
#### Tenure

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

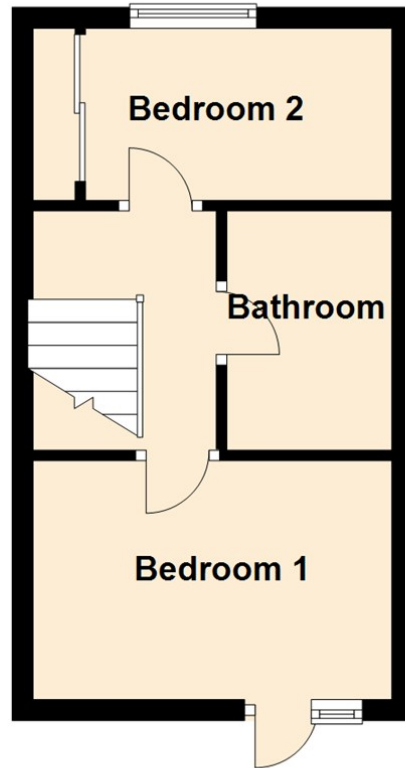
Council Tax band \*B\*



## Ground Floor



## First Floor



Living Room 9'10" x 16'9" (3.00 x 5.13)

Kitchen 11'8" x 13'3" (3.56 x 4.04)

Bedroom One 13'2" x 12'7" (4.03 x 3.85)

Bedroom Two 8'3" x 9'10" (2.54 x 3.00)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		97
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	
(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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