



- 2 Bedroom House
- Cloaks WC
- Driveway Parking
- Council Tax Band B / EPC Rating B

- Constructed 2022
- Laundry Cupboard
- Enclosed Rear Garden

- Open Plan Kitchen/Dining/Living
- Bathroom WC
- NO ONWARD CHAIN

A well presented, two bedroom mid terrace house, ideally located within the new Woolsington Grange development, Kenton Bank Foot.

The property, which was constructed in 2022, briefly comprises: Entrance hall with Cloaks WC and Laundry cupboard, plumbed for a washing machine. The superb open plan Kitchen/Dining/Living room features modern kitchen units with integrated appliances including electric oven, gas hob, extractor hood, dishwasher and fridge freezer. From the lounge double doors open to the rear patio and garden.

The stairs lead up to the first floor landing. Bedroom One is a good size double to the rear. Bedroom Two also a double is to the front with built in cupboard. Externally, the property offers off street parking for two vehicles to the front. To the rear is a fantastic west facing garden which is laid predominantly to lawn with a paved patio, garden shed and gate access to the rear.

Woolsington Grange, which is situated off from Brunton Road, is ideally located close to local schools and amenities, as well as good transport links with the A1 just a short drive away and Bank Foot Metro Station only a 5-minute walk away.

Services: Mains; Electricity, Gas, Water, Drainage * Tenure: Freehold
* Council Tax: Band B * Energy Performance Certificate: Rating B





Energy Performance: Current B Potential A

Council Tax Band: B

Distance from School:

Distance from Metro:

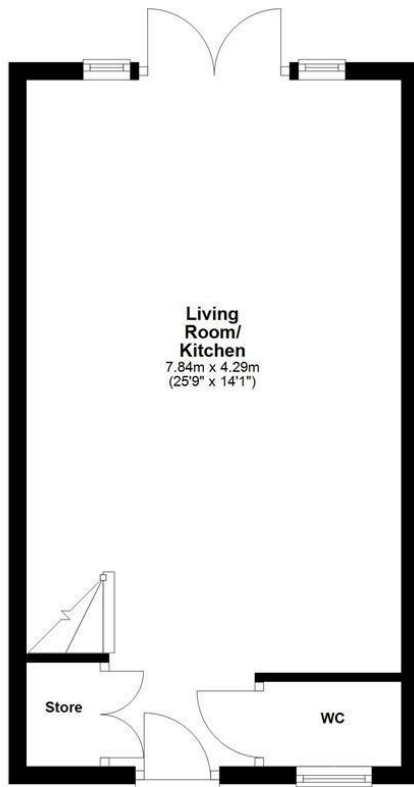
Distance from Village Centre:



01661 829164

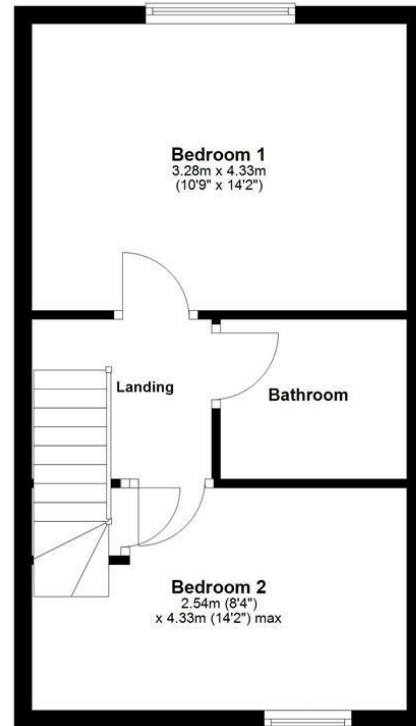
Ground Floor

Approx. 33.6 sq. metres (362.0 sq. feet)



First Floor

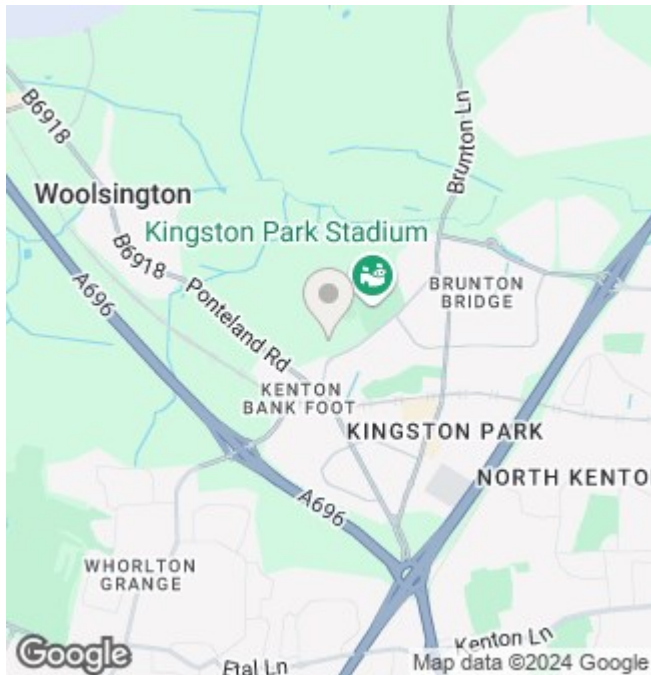
Approx. 33.8 sq. metres (363.4 sq. feet)



Total area: approx. 67.4 sq. metres (725.4 sq. feet)

Plan produced using PlanUp.

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These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.