

- 3 Bed Demi Detached House
- Separate Dining Room
- Garage
- Fabulous Opportunity

- Corner Plot
- Fitted Kitchen
- Front, Side & Rear Gardens

- Lounge with Fireplace
- Shower Room with Separate WC
- Great Location

A fabulous opportunity to purchase a 3 bedroomed semi detached house, on a prominent corner plot within this sought after residential estate. With gas fired central heating and sealed unit double glazing, there is scope for some cosmetic updating, ideal for someone looking to make their own mark on their next property. The Reception Hall, with cloaks cupboard, leads to the Lounge, with feature electric fire within a polished wood surround, wall lights and is open to the Dining Room. The Kitchen is fitted with a range of wall and base units with sink unit, split level oven, 4 ring ceramic hob with concealed extractor over, plumbing for a washer, shelved pantry and door to the garden. Stairs lead to the First Floor Landing, with shelved linen cupboard. Bedroom 1 is to the front and has a good range of fitted wardrobes, dressing table with mirror and storage cupboards over and vanity unit with a wash basin. Bedroom 2 is to the side and fitted with wardrobes, dressing table with mirror and storage cupboards over. Bedroom 3 is to the front. The Shower/WC has a wash basin with storage cupboard, shower enclosure with rainhead and hand held showers, panelled walls, cupboard housing the combi boiler and a chrome towel warmer. The separate WC has a low level suite with half tiled walls. The Garage has an up and over door, electric lights and power points.

Externally, there are well tended lawns to the front and sides, with well stocked borders housing a collection of plants and shrubs. A block paved path leads to the front door and there is a driveway to the garage. The enclosed Rear Garden is West facing and has a block paved patio, lawn and a range of plants.

Whorlton Grange is a sought after estate in Westerhope, to the West of the city centre. There are a good range of amenities, along with excellent road and public transport links into the city and other surrounding areas. There is also good access to the Airport, the A1 and A69.

Reception Hall 16'4 (max) x 6'8 (max) (4.98m (max) x 2.03m (max))

Lounge 15'8 x 13'2 (4.78m x 4.01m)

Dining Room 12'0 x 10'11 (3.66m x 3.33m)

Kitchen 12'0 x 8'8 (3.66m x 2.64m)

First Floor Landing

Bedroom 1 16'2 x 11'8 (4.93m x 3.56m)

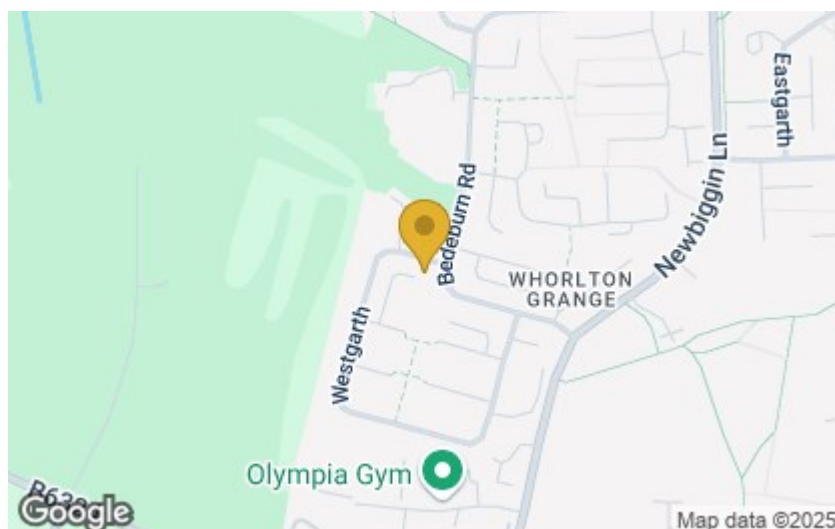
Bedroom 2 12'0 x 12'6 (max) (3.66m x 3.81m (max))

Bedroom 3 9'0 x 8'2 (2.74m x 2.49m)

Shower Room 8'0 x 5'5 (+dr recess) (2.44m x 1.65m (+dr recess))

WC 5'1 x 2'11 (1.55m x 0.89m)

Garage 16'9 x 8'2 (5.11m x 2.49m)



Energy Performance: Current Potential

Council Tax Band: C

Distance from School:

Distance from Metro:

Distance from Village Centre:

All distances are approximate - for further information, including floorplans and additional photographs please visit our website - www.goodfellowsestateagents.com

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