





- Popular Location
- Three Bedrooms
- Utility Room
- Gas Central Heating
- Off-Road Parking
- Detached Home
- Two Bathrooms
- Attached Garage
- Double Glazing
- Council Tax Band *D*





**** Video Tour on our YouTube Channel | <https://youtu.be/pDHsdb-47JA> ****

Jan Forster Estates are delighted to welcome to the market this spacious three bedroom detached home in Burdon Park- a sought-after location within Sunnyside. The property is close to local amenities and great transport links, and it is offered for sale with the benefit of no onward chain.

The house is in need of modernisation and briefly comprises to the ground floor:- entrance hallway, spacious lounge, dining room with sliding doors that open to the lean-to, kitchen with a range of wall and floor units, and a handy bar area, utility room and a downstairs WC. To the first floor there are three bedrooms- the main one with an en-suite facility, and there is also a family bathroom WC.

Externally there is a garden to the front and a driveway leading to the attached garage, as well as a garden to the rear with patio and lawn areas.

This property really must be seen to appreciate the accommodation on offer and we expect a high level of interest. For more information and to book your viewing, please contact our sales team on 0191 487 0800.

Tenure

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

Council Tax band *D*.



Lounge 13'2" x 11'2" (4.02 x 3.41)

Kitchen 15'7" x 9'1" (4.75 x 2.78)

Dining Room 11'1" x 8'10" (3.39 x 2.71)

Utility 7'8" x 7'7" (2.34 x 2.33)

Bedroom One 11'10" x 11'4" (3.63 x 3.47)

Bedroom Two 11'2" x 10'4" (3.41 x 3.15)

Bedroom Three 9'2" x 7'3" (2.81 x 2.23)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The difference between house and home

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