



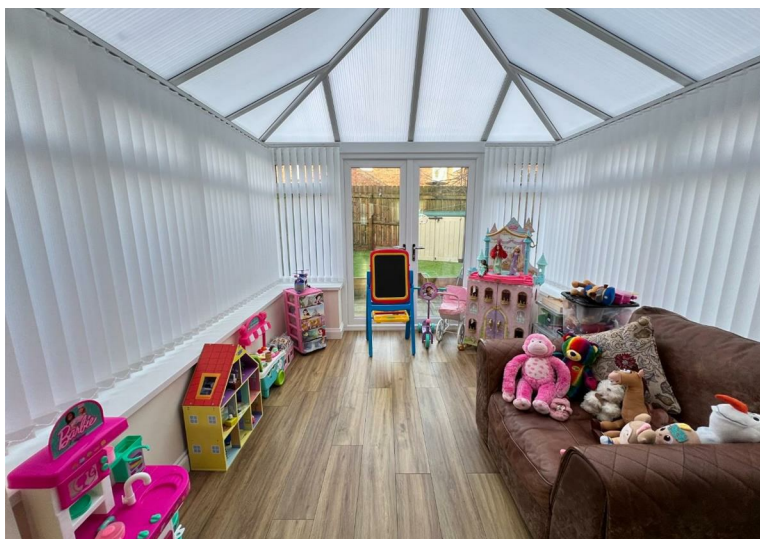
The Sidings, DL14 7AE
2 Bed - House - End Terrace
Offers Over £125,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Offered to the market with no onward chain Robinsons are delighted to offer to the market this well presented, extended two bedroom end terraced property which would be ideal as a first home or as an investment and is situated on the popular residential development close to town centre amenities and road links. The accommodation briefly comprises : entrance hall, WC, open plan living / kitchen and a conservatory to the ground floor whilst to the first floor there is a landing, two double bedrooms and a modern three-piece bathroom. To the exterior of the property there is a sizeable blocked paved driveway providing off street parking, whilst to the rear an enclosed low maintenance garden with raised artificial turf area and patio. With the added benefits of UPVC double glazing, gas central heating throughout via radiators and being built in 2017, still carries the remainder of it's NHBC warranty. We strongly recommended a viewing to appreciate the accommodation on offer.

Energy Efficiency Rating B | Council Tax Band A | Tenure Freehold

To arrange a viewing please call Robinsons on 01388 458111



GROUND FLOOR

Entrance Hall

Entered via a double glazed entrance door to the front and with stairs to the first floor and recently fitted high quality laminate flooring which runs throughout the whole ground floor.

WC

Fitted with a low level WC, wash hand basin set in vanity unit, splashback, tiled floor, extractor fan, heated towel rail and double glazed window to the rear.

Kitchen

8'10" x 6'2" (2.7 x 1.9)

Fitted with a modern range of wall and base units having contrasting rolled edge worktops incorporating, one and a half bowl sink unit with drainer & mixer taps, integrated electric oven & hob with extractor hood, space for a fridge freezer & washing machine, double glazed window to the front and walk through to the lounge.

Lounge

13'5" x 12'1" (4.1 x 3.7)

With archway leading into the conservatory and under stairs storage cupboard.

FIRST FLOOR

Conservatory

9'7" x 9'0" (2.93 x 2.76)

A sizeable room recently constructed and with uPVC double glazed windows to the side & rear and double glazed patio doors opening to the rear garden.

Landing

With loft access.

Bedroom 1

13'5" x 7'10 (4.09m x 2.39m)

With two double glazed windows to the front elevation and storage cupboard.

Bedroom 2

13'5" x 7'1" (4.09 x 2.16)

With two double glazed windows to the rear elevation.

Bathroom

Fitted with a modern white three piece suite comprising, panelled bath with shower over, wash hand basin set in floating vanity unit, low level w.c., heated towel rail, extractor fan, part tiled walls and double glazed window to the rear.

EXTERNAL

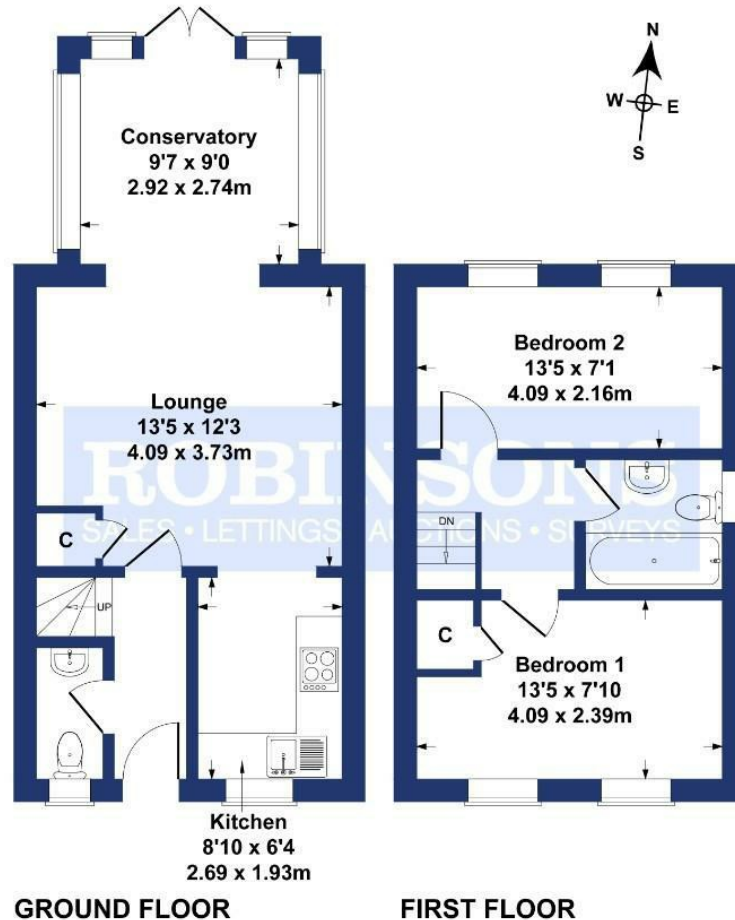
To the front of the property there is a good sized blocked paved driveway providing ample off street parking for two of vehicles, whilst to the rear there is a fence enclosed garden laid with high-quality artificial turf and patio area.





The Sidings

Approximate Gross Internal Area
670 sq ft - 62 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B	83	
(69-80) C		
(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

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.