

Torver Close Wideopen

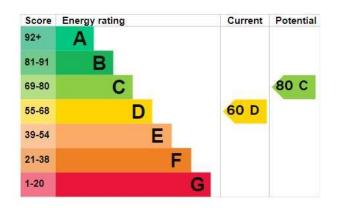
Tastefully improved semi detached house occupying pleasant mature plot in quiet cul-de-sac within this sought after development. Benefitting from UPVC double glazing complemented by gas central heating with trendy radiators/heated towel rails. Other attractions include neutral décor with matching floor coverings and latest style kitchen and sanitary filaments.

The layout comprises: - entrance hall, refitted guest cloakroom, lounge with marble contemporary fireplace, stylish kitchen diner with comprehensive range of units, incorporating breakfast bar with contrasting worktops and splash back panels. There are patio doors to the garden front the dining area. Completing the ground floor accommodation is a useful utility room with matching range of units and work tops, and a WC. At first floor level these is a landing, three bedrooms and lavishly refitted fully tiled bathroom/WC. Externally, there is an attached garage, wide block paved driveway, enclosed rear garden, and front garden. Offered with no onward chain. Viewing is essential.

Offers Over **£215,000**







Torver Close Wideopen

ENTRANCE DOOR LEADS TO: ENTRANCE HALLWAY

UPVC entrance door, staircase to first floor landing, box radiator, recessed spotlights.

CLOAKS/W.C.

Low level WC, wash hand basin on plinth, frosted double glazed window, radiator.

LOUNGE 15'1 x 11'0 (4.70 x 3.35m)

Double glazed window to front, marble fire surround with marble inset and hearth, television point, recessed spotlights, column style radiator.

KITCHEN DINING ROOM 19'6 x 13'9 into 10'0 (5.94 x 4.19-3.05m)

Double glazed window to rear, radiator, range of wall, floor and drawer units with co-ordinating work surfaces and identical splash back panels, stainless steel sink with mixer tap, built in oven, gas hob with extractor fan above, integrated dishwasher and microwave, Peninsular breakfast bar, spotlights, double glazed patio doors to garden, dining area.

UTILITY ROOM

Double glazed window to rear, matching range of fitted base units and work surfaces, stainless steel sink unit, plumbed for washing machine, integral door to garage, double glazed door to garden.

FIRST FLOOR LANDING

Double glazed window to side, built in storage cupboard, built in linen cupboard housing gas fired boiler.

BEDROOM ONE $10'10 \times 10'6$ (plus wardrobe and door recess) (3.30 x 3.20m)

Double glazed window to front, radiator.

BEDROOM TWO 11'11 x 10'8 (plus recess and furniture) (3.63 x 3.25 m)

Double glazed window to rear, radiator, recessed spotlighting, coving to ceiling.

BEDROOM THREE 8'9 x 7'10 (2.67 x 2.39m)

Double glazed window to front, radiator.

BATHROOM/W.C.

3 piece white suite comprising: panelled bath with mains shower over, wall mounted wash hand basin, and low level WC; two double glazed frosted windows to rear, heated towel rail, tiling to walls, tiled flooring, recessed spotlights.

FRONT GARDEN

Laid mainly to lawn.

REAR GARDEN

Laid mainly to lawn, flagstone patio area, screen fencing.

GARAGE

Attached single, wide block paved driveway.

PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains Sewerage: Mains Heating: Gas Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C **EPC RATING:** D

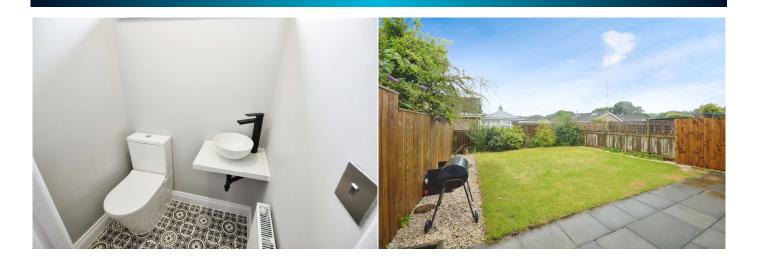
GS00014969.DJ.PC.23.07.24.V.1













Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

