



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**

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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 x 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 3.25m)

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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

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