



Park View

Wideopen

- Traditional mid terraced
- Two bedrooms
- Generous accommodation
- Lounge/dining room
- Garage
- Close to local shops, amenities and transport links

Guide Price **£ 140,000**

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ROOK
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SAYER

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Park View, Wideopen

Traditional two bedroom mid terraced property situated in this popular residential area within proximity to local shops, amenities and transport links. Briefly comprising; entrance hall, lounge/dining room, kitchen, two bedrooms and a bathroom. Externally there is a garden to the front, yard to the rear and a garage.

ENTRANCE HALL

Part glazed entrance door.

LOUNGE/DINING ROOM 27'7 plus bay x 8'4 max (8.41m x 2.54m)

Double glazed bay window to the front, single glazed window to the rear, fireplace, marble inset and hearth, staircase to the first floor, telephone point, television point, coving to ceiling, ceiling rose, stripped flooring and three double radiators.

KITCHEN 13'10 x 7'9 (4.22m x 2.36m)

Fitted with a range of wall and base units, space for automatic washing machine, tiled walls, wall mounted combination boiler, double radiator, window to the rear and single glazed door to the rear.

FIRST FLOOR LANDING

Stripped flooring and a radiator.

BEDROOM ONE 12'6 into alcove x 12'2 (3.81m x 3.71m)

Double glazed window to the front, fitted wardrobes with mirror fronted sliding doors, coving to ceiling, ceiling rose and double radiator.

BEDROOM TWO 12'2 x 11'4 (3.71m x 3.45m)

Double glazed window to the rear, walk in cupboard and a radiator.

BATHROOM

Four piece suite comprising; panelled bath, wash hand basin, step in shower cubicle, low level wc, tiled walls, Parquet flooring, double radiator and frosted window to the rear.

FRONT GARDEN

Mainly paved.

REAR YARD

Access to the garage.

GARAGE

Electronically operated roller door.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: On Street

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: B

EPC RATING: E

GS00015156.DJ.PC.02.08.24.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.

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16 Branches across the North-East



Park View, Wideopen



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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