



East View Wideopen

A very well appointed traditional mid terrace house with extended lounge/dining room, lovely westerly gardens and large garage/workshop. The property is ideally suited for a growing family and is well positioned within easy walking distance to shops, amenities and transport links. There are also excellent schools within the area.

The property comprises to the ground floor entrance hallway with staircase leading to the first floor. There is a cosy sitting room to the front with bay window. There is a 21ft lounge dining room with open fire and patio doors leading to the rear garden. There is also a modern fully fitted kitchen with integrated fridge, freezer, dishwasher and microwave.

To the first floor are 3 bedrooms all of which have fitted wardrobes. There is also a family bathroom with separate shower. Externally to the rear is a lovely westerly facing garden with raised patio area. This leads to a large garage/workshop with electronically operated roller door. There is a pleasant lawned garden to the front. The property also benefits from UPVC double glazing and gas fired central heating via combination boiler.

Viewings come highly recommended, no upper chain.

Offers Over **£180,000**

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ENTRANCE DOOR LEADS TO:

Double glazed entrance door, double glazed window, understairs cupboard, laminate flooring, radiator.

SITTING ROOM 12'6 x 11'10 (into bay) (3.81 x 3.61m)

Double glazed bay window to front, double radiator, part glazed doors to lounge/dining room.



LOUNGE/DINING ROOM 21'0 x 12'6 into 11'7 (6.40 x 3.81-3.53m)

Feature fireplace with open fire, dado rail, coving to ceiling, ceiling rose, double glazed patio door, double radiator.

KITCHEN 15'6 x 5'11 (4.72 x 1.80m)

Fitted with a range of wall and base units, 1 ½ bowl sink unit, extractor hood, integrated fridge, freezer, dishwasher and microwave, tiled floor, tiled splash back, radiator, double glazed window to rear, double glazed door to rear.



FIRST FLOOR LANDING

Access to boarded roof space via loft ladder with combination boiler and Velux window.

BEDROOM ONE 13'1 x 9'0 (to wardrobes) (3.99 x 2.74m)

Double glazed window to front, fitted wardrobes, mirror fronted sliding doors, coving to ceiling, radiator.

BEDROOM TWO 10'9 x 9'4 (to wardrobes) (3.28 x 2.84m)

Double glazed window to rear, fitted wardrobes, laminate flooring, coving to ceiling, radiator.



BEDROOM THREE 9'6 (max) x 7'7 (2.90 x 2.31m)

Double glazed window to front, built in wardrobes, laminate flooring, radiator.

FAMILY BATHROOM

Four piece suite comprising: panelled bath, step in shower cubicle, pedestal wash hand basin, low level WC, part tiled walls, tiled splash back, built in cupboard, radiator, double glazed frosted window to rear.

FRONT GARDEN

Laid mainly to lawn, flower, tree and shrub borders.

REAR GARDEN

Laid mainly to lawn, westerly facing, flower, tree and shrub borders, raised patio area.

GARAGE 15'2 x 18'3 (4.62 x 5.56m)

Light and power points, 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 North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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