



Torver Close Wideopen

A very well appointed traditional detached house occupying a generous corner plot within this popular residential development. The property has been much improved and remodelled by the current owners to incorporate a converted garage and modern dining kitchen. It also features a ground floor WC and large 'lean to' at the side of the house with up and over door, lighting and power. There is a good size garden to the rear and ample off street parking to the front. The property is well positioned for access to local schools, transport links, shops and amenities.

Briefly comprising entrance porch leading to the inner hallway. There is a ground floor WC together with sitting room to the front. To the rear is a large modern dining kitchen which leads to the utility. The garage has also been converted to an additional reception room. To the first floor are 3 bedrooms together with a family bathroom with separate WC. The property also benefits from UPVC double glazing and gas fired central heating.

Guide Price £270,000

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ENTRANCE DOOR LEADS TO:

ENTRANCE PORCH

Double glazed entrance door, double glazed windows to front and sides.

RECEPTION HALL

Staircase to first floor with spindle banister, radiator.



W.C.

Window, low levee WC, wash hand basin.

SITTING ROOM 15'2 x 11'1 (4.62 x 3.38m)

Double glazed bow window to front, double radiator.

STUDY 16'4 x 7'3 (4.98 x 2.21m)

Double glazed window to front.

DINING KITCHEN 19'7 x 13'8 into 10'1 (5.97 x 4.17m)

Fitted with a range of wall and base units, double glazed French doors, built in double oven, built in double oven, built in ceramic hob, extractor hood, tiled splash back, radiator, double glazed window to rear.



UTILITY 8'0 x 7'2 (2.44 x 2.18m)

Space for automatic washer, double glazed window to rear, double glazed door to rear, radiator.

FIRST FLOOR LANDING

Double glazed window, access to roof space via loft ladder, storage cupboard, built in cupboard housing combination boiler, radiator.

BEDROOM ONE 10'11 x 10'6 (3.33 x 3.20m)

Double glazed window to front, built in wardrobe, double radiator.

BEDROOM TWO 12'1 x 10'6 (3.68 x 3.20m)

Double glazed window to rear, radiator.

BEDROOM THREE 8'11 x 7'10 (2.72 x 2.39m)

Double glazed window to front, radiator.



FAMILY BATHROOM

Panelled bath with shower over, pedestal wash hand basin, tiled walls, radiator, double glazed frosted window to rear.

SEPARATE W.C.

Low level WC, radiator, double glazed frosted window

FRONT GARDEN

Driveway.

REAR GARDEN

Laid mainly to lawn, fenced boundaries.

ATTACHED STORE

Up and over door, light and power points.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: Driveway

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: C

EPC RATING: C

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | 71 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |





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