



Victoria Court

West Moor

- Semi Detached
- Spacious Living
- Modern Kitchen
- Three Bedrooms
- Private Garden

£ 224,950



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Victoria Court

West Moor

PROPERTY DESCRIPTION

This immaculate semi-detached house is a prime listing for sale, offering an exceptional standard of living ideal for families and couples alike. The property, located on Victoria Court, West Moor, boasts three bedrooms, a modern kitchen, a spacious reception room and a well-appointed bathroom.

The living room is a warm and inviting space, highlighted by large windows that allow for plenty of natural light and wood floors that add a touch of elegance. The kitchen is a standout feature of this house, recently refurbished with modern appliances and ample dining space. It also offers direct access to the garden, allowing for seamless indoor-outdoor living.

The master bedroom is a spacious double room complete with built-in wardrobes, guaranteeing ample storage space. The second bedroom also benefits from a generous size, offering a double room layout. A cosy, single sized third bedroom completes the sleeping arrangements in this appealing property.

The bathroom is equipped with a shower over the bath arrangement, providing both functionality and comfort for the residents.

The property is nestled in a peaceful cul-de-sac with easy access to public transport links, local amenities, green spaces and nearby schools, providing the perfect balance between city living and a tranquil lifestyle. Unique features such as off-street parking and a lush garden further enhance the allure of this remarkable property.

In summary, this is an immaculately kept, semi-detached house in an ideal location, offering a perfect blend of comfort, convenience and charm. The property's unique features and modern amenities make it an excellent choice for those looking to establish a home in a welcoming, family-friendly neighbourhood.

Living Room: 16'07" x 11'03" - 5.05m x 3.43m
Dining Kitchen: 8'09" x 14'06" - 2.67m x 4.42m
Bedroom One: 11'07" (+wardrobes) x 7'11" - 3.53m x 2.41m
Bedroom Two: 11'11" x 7'11" - 3.63m x 2.41m
Bedroom Three: 8'10" x 6'05" - 2.69m x 1.96m
Bathroom: 6'08" x 6'05" - 2.03m x 1.96m

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS GAS
Broadband: FIBRE
Mobile Signal Coverage Blackspot: NO
Parking: DOUBLE 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: TBC

FH00008852.SD.SD.22/10/24.V.1



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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.

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