



Hawks Edge

West Moor

- End of Terrace
- Spacious Living
- Modern Decor
- Four Bedrooms
- Two Bathrooms

Asking Price: £320,000



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Hawks Edge

West Moor

On offer for sale is this immaculate, four-bedroom end of terrace property, boasting a unique combination of space, character, and modern living. With its ideal location, in Hawks Edge, West Moor, offering excellent public transport links, local amenities, and green spaces, this property provides a peaceful environment that is perfect for families.

The property is presented in an immaculate condition and features two spacious reception rooms. The first reception room is an epitome of light and space with a large bay window, ample space for furnishings and a media wall. The second reception room could ideally serve as a home office or a dining area, depending on your needs.

The heart of the home is the open-plan kitchen, equipped with modern appliances, a separate utility room, and a dining space. The kitchen is bathed in natural light, creating a pleasant atmosphere for cooking and dining.

Four bedrooms offer ample sleeping accommodation. The master bedroom is a generous double, complete with an en-suite and built-in wardrobes, offering a perfect haven for relaxation. The three additional spacious double bedrooms are also bathed in natural light.

The property also benefits from two bathrooms, providing convenience for all residents. The exterior of the property is just as impressive, offering a well-maintained garden in immaculate condition for outdoor enjoyment.

With an EPC rating of 'C' and council tax band 'E', this property is efficiently run and offers excellent value. This is a rare opportunity to acquire a property of such quality and in such a desirable location.

Living Room: 16'00" (into bay) x 11'06" (into alcove) - 4.88m x 3.51m

Kitchen: 22'07" x 11'06" - 6.88m x 3.51m

Utility Room: 6'00" x 6'05" - 1.83m x 1.96m

Home Office: 8'02" x 11'06" (max) - 2.48m x 3.51m

W.C.

Bedroom One: 13'00" (+ wardrobes) x 11'08" - 3.96m x 3.56m

Ensuite: 5'10" x 6'10" - 1.79m x 2.08m

Bedroom Two: 14'00" x 11'11" - 4.27m x 3.63m

Bedroom Three: 8'03" x 11'06" - 2.52m x 3.51m

Bedroom Four: 8'02" x 11'04" - 2.48m x 3.45m

Bathroom: 5'09" x 7'04" - 1.75m x 2.24m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: BAY PARKING

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: E

EPC RATING: C

FH00008787.SD.SD.29/8/24.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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