



St Cuthberts Road Holystone

- Semi detached house
- Three bedrooms
- Open plan lounge/dining room
- Modern kitchen and bathroom
- Energy rating D

O.I.E.O: £ 150,000



**ROOK
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Situated within this favoured residential area is this good size 3 bedroom semi detached house which will appeal to family buyers. Comprising; entrance hall with stairs to the first floor, open plan lounge/dining room with UPVC French doors out to the rear garden, well appointed modern kitchen with a good range of wall and base units incorporating a built-in electric oven, gas hob, space for appliances, breakfast bar and door out to the rear garden. To the first floor, a modern four-piece bathroom/W.C., and three bedrooms. Externally there is a lawned garden to the front with side access to the reads garden which is mainly laid to lawn with decked and paved areas. The property benefits from gas central heating and UPVC double glazing.

ENTRANCE HALL

UPVC double glazed entrance door, UPVC double glazed window to front, under stairs cupboard, radiator, tiled floor, staircase to first floor.



LOUNGE/DINING ROOM (3.87m into alcove x 5.76m) (12'8 into alcove x 18'10)

UPVC double glazed bow window to front, log burner, television point, wood flooring, spotlights to ceiling, UPVC double glazed French doors to rear garden.

BREAKFASTING KITCHEN (3.88m into alcove x 4.18m into alcove) (12'8 into alcove x 13'8 into alcove)

Fitted wall and base units with work surfaces incorporating; Belfast sink unit, built in electric oven, gas hob, space for dishwasher, space for washing machine, space for tumble dryer, space for fridge/freezer, breakfast bar, radiator, combination boiler, under stairs storage cupboard, part tiled walls, UPVC double glazed windows to side and rear, UPVC door to side.



FIRST FLOOR LANDING

UPVC double glazed window to front, access to loft via ladder.

BEDROOM ONE (3.15m x 3.09m plus wardrobes) (10'4 x 10'1 plus wardrobes)

UPVC double glazed window to front, fitted wardrobes, picture rail, radiator, striped wooden flooring.

BEDROOM TWO (3.91m max 2.77m max) (12'10 max x 9'1 max)

UPVC double glazed window to rear, radiator, stripped wooden flooring.

BEDROOM THREE (3.14m x 1.92m) (10'3 x 6'3)

UPVC double glazed window to front, over stair storage cupboard, radiator, stripped wooden flooring.



BATHROOM/W.C.

White four-piece suite comprising; panelled bath, step in shower cubicle, pedestal wash hand basin, low level W.C., storage cupboard, radiator, part tiled walls, UPVC double glazed window to rear.

FRONT GARDEN

Laid mainly to lawn, planted borders, hedged boundaries.

REAR GARDEN

Laid mainly to lawn, decked area, paved area, planted borders, fenced boundaries.

TENURE

Freehold – not confirmed. It is believed this property is freehold, but we are unable to confirm this as we have no access to the documentation. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.

FH7587/VK/NF/15.01.2021/V.1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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