



Hugh Percy Court Stannington

- Mid terraced town house
- Three bedrooms
- Quiet secluded location
- Downstairs shower room
- Garage and driveway
- Low maintenance rear garden

Offers Over: £ 240,000

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Hugh Percy Court, Stannington

SIMPLY STUNNING!! This beautifully presented three story town house is available on Hugh Percy Court, St Marys Park which is a highly requested area due to its quiet secluded location. The property itself offers a great position, tucked away on a quiet cul-de-sac, whilst internally offering that overall Wow factor!!

The property briefly comprises:- Entrance hallway to the ground floor which leads you to the third bedroom which is a good sized double and offers views over the rear garden. You further benefit from a downstairs shower room which comes fitted with WC, hand basin and shower whilst to the rear you have a separate utility room, offering great storage with access to the rear garden.

To the first floor you are presented with a large bright and airy lounge with floods of natural light. This space has been finished with high-end fixtures and fittings throughout where you can see no expense has been spared. The kitchen/diner has been fitted with modern wall and base units, offering an abundance of storage, large wall mirror surrounds and a large picture-perfect window to enjoy the views. Appliances include an integrated fridge/freezer, dishwasher, four ring gas hob.

On the top floor you have a further two good sized bedrooms, the master bed offers fitted wardrobes, excellent for storage and benefits from its own en-suite shower room whilst the second bed is currently being used as a dressing room so comes fully fitted with top of the range fitted wardrobes and matching dressing table. The family bathroom has been finished with W.C., hand basin and bathtub.

Externally to the front of the property, you have a private driveway whilst to the rear you have an enclosed rear garden which has been fully tiled in a sleek grey with pergola. This garden is low maintenance and ideal for those who enjoy outdoor living at its finest.

This property is a sheer credit to its current owner, showing attention to details with no expense being spared. A must view!

- Lounge: 15'4 x 13'6 (4.67m x 4.12m)
- Kitchen/Diner: 14'6 x 8'1 (4.42m x 2.46m)
- Utility: 6'5 x 5'11 (1.96m x 1.80m)
- W.C: 8'4 x 2'11 (2.54m x 0.64m)
- Bedroom One: 12'8 x 12'2 (3.86m x 3.71) max (L-shaped room)
- En-Suite: 9'1 x 2'10 (2.77m x 0.64m)
- Bedroom Two: 9'10 x 6'3 (2.99m x 1.91m) (To wardrobe)
- Bedroom Three: 11'2 x 8'7 (3.40m x 2.62m)
- Bathroom: 8'7 x 7'10 (2.62m x 2.39m)

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains Gas
- Broadband: Fibre (Premises)
- Mobile Signal / Coverage Blackspot: No
- Parking: Garage and driveway

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

EPC Rating: B
council Tax Band: C

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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

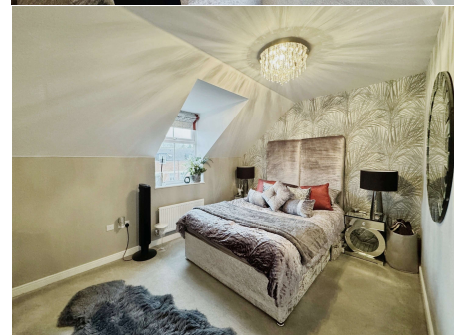
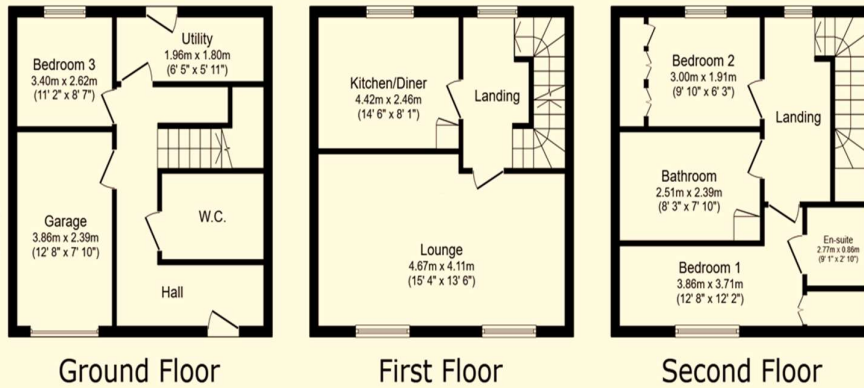
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