

Firwood Crescent High Spen

- Semi Detached House
- Four Bedrooms
- Two Reception Rooms
- Gardens
- Driveway

OIEO £ 215,000







20 Firwood Crescent

High Spen, NE39 2BT

FOR SALE IS A CHARMING SEMI-DETACHED PROPERTY IN A STRONG LOCAL COMMUNITY. THIS WELL-MAINTAINED HOME IS IN GOOD CONDITION. AND ITS LOCATION IS PERFECT FOR THOSE WHO ENJOY WALKING AND CYCLING ROUTES.

THE PROPERTY BOASTS AN OPEN-PLAN KITCHEN WITH A UTILITY ROOM AND DINING SPACE. THE KITCHEN ALSO OFFERS DIRECT ACCESS TO THE GARDEN, MAKING IT A FANTASTIC AREA FOR ENTERTAINING DURING THE WARMER MONTHS. THE RECEPTION ROOM, ALSO IN AN OPEN PLAN SETTING, PROMOTES A WARM, INVITING ATMOSPHERE WITH A FEATURE FIREPLACE AND A VIEW OVERLOOKING THE GARDEN. THIS AREA IS AMPLE ENOUGH TO ACCOMMODATE BOTH LIVING AND DINING SPACES, OFFERING A VERSATILE ENVIRONMENT FOR YOUR LIVING NEEDS.

THIS HOME PROVIDES FOUR BEDROOMS. THREE OF THESE ARE DOUBLE BEDROOMS, WITH TWO SITUATED UPSTAIRS AND ONE ON THE GROUND FLOOR. THE TWO UPSTAIRS DOUBLE BEDROOMS COME WITH BUILT-IN WARDROBES, OFFERING PLENTY OF STORAGE SPACE. THE FOURTH BEDROOM IS A SINGLE, PERFECT FOR USE AS AN OFFICE OR NURSERY. THIS ROOM LAYOUT MAKES THE PROPERTY IDEAL FOR FAMILIES OR COUPLES.

THE BATHROOM HAS BEEN RECENTLY REFURBISHED. PROVIDING A TOUCH OF MODERN ELEGANCE TO THE HOME.

OUTSIDE, THE PROPERTY IS SURROUNDED BY GARDENS ON THREE SIDES, OFFERING PLENTY OF OUTDOOR SPACE FOR ENJOYMENT. THE ADDED BENEFIT OF OFF-STREET PARKING COMPLETES THE PACKAGE, MAKING THIS PROPERTY A TRULY

THIS PROPERTY IS A GEM IN A COMMUNITY-ORIENTED NEIGHBOURHOOD. WAITING FOR THE RIGHT BUYERS TO MAKE IT THEIR OWN. DON'T MISS THIS OPPORTUNITY TO OWN A PIECE OF THIS FRIENDLY COMMUNITY.

UPVC door and windows to the front, tiled floor and wooden door to;

Hallwav:

Lounge: 11'8" 3.56m plus bay x 10'5" 3.18m into alcove

UPVC bay window to the front, electric fire with surround, radiator and open plan to;

Dining Room:9'11" 3.02m plus bay x 9'6" 2.90m UPVC bay window to the rear and radiator

Kitchen Diner: 16'7" 5.05m x 13'0" 3.96m L Shaped

UPVC window and French door to the rear, fitted with a range of matching wall and base units with solid wood work surfaces above incorporating stainless steel sink unit and drainer, 5 burner gas hob, integrated electric oven, extractor hood, plumbed

Utility/WC:

UPVC window, low level wc, wash hand basin, plumbed for washing machine, storage and radiator.

Bedroom Four: 12'2" 3.71m x 8'0" 2.44m UPVC window and radiator.

First Floor Landing: **UPVC** window

Bedroom One: 11'5" 3.48m x 9'1" 2.77m plus robes

UPVC window, fitted wardrobes and radiator.

Bedroom Two: 10'4" 3.15mx 7'9" 2.36m plus robes

Bedroom Three: 6'1" 1.85m x 6'0" 1.83m UPVC window and radiator.

Two UPVC windows, bath, shower, low level wc, vanity was hand basin, fully tiled and heated towel rail.

There are gardens to all three sides of the property and a driveway providing off street parking.

PRIMARY SERVICES SUPPLY

Electricity: MAINS Water: MAINS Sewerage: MAINS Heating: MAINS Broadband: UNKNOWN

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY

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.

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: B

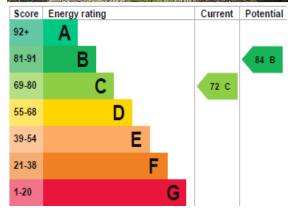
EPC RATING: C

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we uld 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 electronic identity verification. This is not a credit check and will not affect your credit score. 16 Branches across the North-East

