





3 2 2

- Semi Detached House
- Three Bedrooms
- Garage
- Off Street Parking
- Two Bathrooms
- Ample Storage
- Sought After Location
- No Onward Chain
- Freehold
- **MUST BE VIEWED**





**** Video Tour on our YouTube Channel | <https://youtu.be/BMRx-nZI-i4> ****

Jan Forster Estates are delighted to welcome to the market this three bedroom semi detached family home, nestled in the heart of West Moor. Offered for sale with the benefit of no onward chain.

The property will appeal to a variety of buyers and is close to local amenities including a range of shops, bars, restaurants and schools as well as great transport links.

Internally the property briefly comprises to the ground floor:- entrance hall, lounge with a box bay window, dining room which looks out to the rear garden, kitchen with fitted wall and floor units, utility area with access to the integrated garage, and ground floor shower room WC. To the first floor, there are three good sized bedrooms; the main with box bay window, two of with built-in wardrobes, and there is also a three piece family bathroom WC. Externally, there is an easily maintainable garden to the front with paved driveway. To the rear, there is a lovely well stocked garden lawned and patio areas. An ideal space for entertaining during those long summer nights.

This is a unique opportunity with amazing potential and we anticipate an extremely high level of viewings on this spacious family home. To arrange a viewing or for more information, please call our sales team on 0191 270 1122.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band *C*.



Lounge 12'5" x 14'4" (3.81 x 4.38)

Kitchen 10'8" x 9'1" (3.26 x 2.78)

Bedroom One 14'8" x 11'9" (4.47m x 3.58m)

Bedroom Two 12'0" x 9'1" (3.66 x 2.79)

Bedroom Three 7'8" x 6'5" (2.34 x 1.98)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The difference between house and home

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