





- Semi Detached Home
- Three Bedrooms
- Detached Double Garage
- Gardens to Three Sides
- Viewing Recommended
- Sizeable Plot
- Period Features
- Access Via Private Road
- Gated Access to The Rear
- Call For More Information





This simply stunning, three-bedroom, semi-detached house is positioned on Letchwell Villas and boasts a sizeable plot with both modern and period features that blend seamlessly to create a warm and inviting atmosphere.

The property is close to a wide range of local amenities and facilities including shopping within the village and well-regarded schools. Nearby public transport links and trunk roads also offer access across the region.

Briefly comprising to the ground floor: - entrance porch, hallway, generous lounge with bay window, feature multi-fuel burning stove and French doors opening on to the side garden, formal dining room with exposed brick chimney breast and feature multi-fuel burning stove, and a modern fitted kitchen with a range of shaker-style units providing ample storage, farmhouse sink and access to the rear courtyard. To the first floor there are three good sized bedrooms and a contemporary family bathroom WC with freestanding bathtub and walk-in shower. The property further benefits from gas central heating and double glazing.

Externally there is a landscaped garden to the front featuring a lawn, pebbled, well stocked borders and a summer house. There is also an easy to maintain side garden and a charming rear courtyard, an ideal outside space for relaxing or entertaining guests.

One of the additional highlights of this property is the detached double garage, providing ample space for parking or storage.

Don't miss the opportunity to make this house your home and enjoy the best of both worlds - modern amenities within a period property in a sought-after location. Contact us today to arrange a viewing and experience the charm of this home yourself! For more information, please call our Heaton branch on 0191 270 1122.

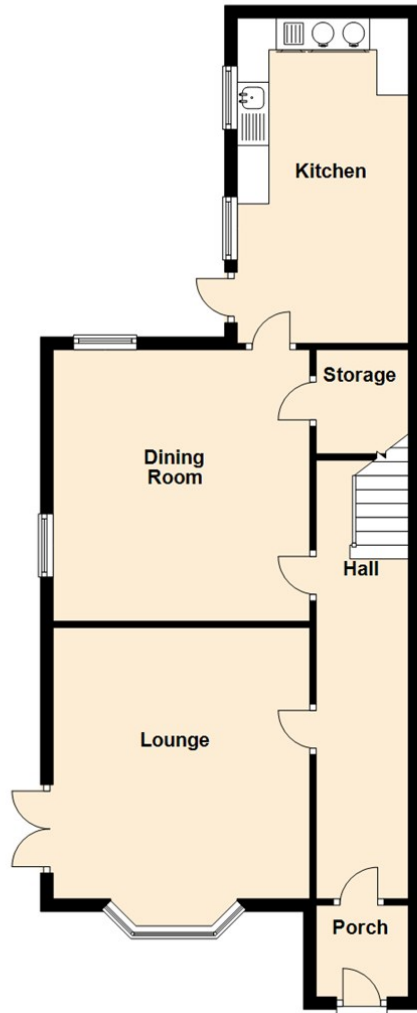
Tenure

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

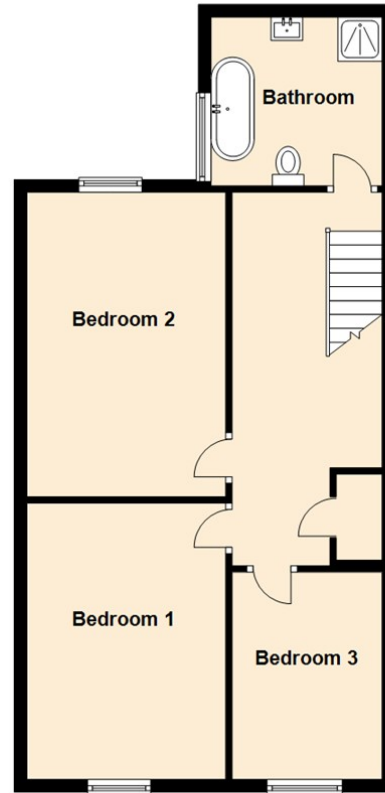
Council Tax band * D*.



Ground Floor



First Floor



Lounge 13'11" x 13'3" (4.26 x 4.06)


Dining Room 14'0" x 14'0" (4.29 x 4.27)

Kitchen 16'9" x 8'9" (5.13 x 2.69)

Bedroom One 14'3" x 10'4" (4.35 x 3.16)

Bedroom Two 10'4" x 14'1" (3.16 x 4.31)

Bedroom Three 10'7" x 6'7" (3.23 x 2.01)

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

The difference between house and home

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