



Tarset Road South Wellfield

Occupying a prominent corner plot with remarkably wide frontage, this impressive semi-detached house has both a double height side extension and ground floor rear extension making the property virtually twice the size of its original footprint. Particularly interesting is the way the house has been remodelled creating a ground floor annexe with its own side entrance, studio room and utility/kitchen. The current owner has considered operating this part of the dwelling subject to minor alterations as an AirB and B. Alternatively its ideal for a dependant relative, or teenager accommodation etc. At present it is used as a second reception room and downstairs shower room/guest cloakroom. The rest of the layout comprises of, Entrance Hall, Main Reception with Feature fireplace and inset cast iron wood burning stove, kitchen with a range of high gloss finish base and eye level units with built in cooking appliances. A wide opening leading to the morning room which has twin French doors giving access to the mature rear garden. At first floor level there is a landing, four generous sized bedrooms and fully tiled family bathroom. Other attractions include, gas central heating, UPVC double glazing and lovely gardens to three sides. Viewing is essential!

Offers in Region of **£340,000**

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South Wellfield

ENTRANCE HALL

Composite panelled entrance door with opaque circular window insert, staircase to first floor and radiator.

LOUNGE

13'7 (4.15m) into alcoves x 16'1 (4.90m) into angled bay window, period style fire surround with tiled back panel, tiled hearth, inset wood burning stove, dado rail, Ceiling rose, radiator, TV point, coving cornice



KITCHEN

15'5 x 6'4 (4.70m x 1.93m) plus understairs storage cupboard, range of high gloss base and eye level units with concealed lighting to worktops, single drain single bowl stainless steel sink with mixer tap plumbed for dishwasher, splashback panels, double eye level oven four burner gas hob finished in brushed stainless steel, radiator, wide opening to Morning room



MORNING ROOM

12'5 x 6'11 (3.78m x 2.11m) Twin double glazed French doors to garden, radiator, coving cornice

UTILITY

11'3 x 5'9 (3.43m x 1.75m) Upvc double glazed door to rear, range of floor mounted units, plumbed for washing machine.

RECEPTION TWO/DOWNSTAIRS BEDROOM

16'2 x 11'8 (4.93m x 3.63m) reducing to 5'8 (1.73m)
Tv point, radiator



DOWNSTAIRS SHOWER ROOM/WC

White four-piece suite, fully tiled shower cubicle, with mains operated shower unit, w.c, wash hand basin with mixer tap, double height chrome heated towel rail

FIRST FLOOR LANDING

Access to loft space, dado rail

BEDROOM ONE

13'3 (4.04m) into range of wardrobes x 9'7 (2.92m) plus over stairs storage cupboard, cast iron fireplace, picture rail, ceiling rose, radiator, coving cornice

BEDROOM TWO

11'6 x 10'6 (3.51m x 3.20m) Radiator

BEDROOM THREE

10'3 (3.12m) into wardrobes x 10'2 (3.10m) dado rail, radiator, coving cornice

BEDROOM FOUR

9'9 X 11'3 Maximum measurement coving cornice,

FAMILY BATHROOM

Fully tiled walls, white suite, panel bath with mixer tap and mains generated shower over bath, wash hand basin in vanity surround with mixer tap, wc, wet board, panelled ceiling, recessed ceiling spotlights

EXTERNALLY

Wide frontage offering parking for 2/3 vehicles electric charging point, mature gardens to three sides mature shrubs

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to cabinet

Mobile Signal Coverage Blackspot: No

Parking: Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any

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

COUNCIL TAX BAND: C

EPC RATING: D

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