WHINFIELD TERRACE

HIGHFIELD

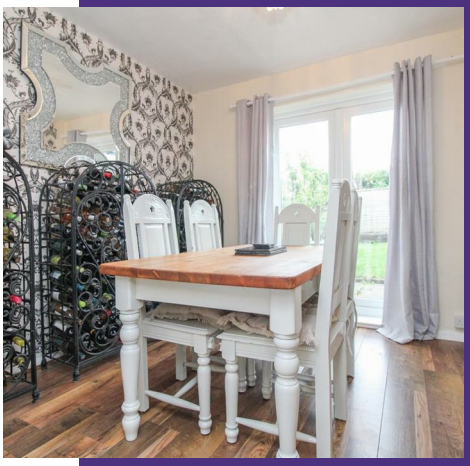
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welcoming you home



CHAIN FREE-VACANT! We are delighted to bring to the sales market this spacious three bedroom semi-detached home, ideally situated on Whinfield Terrace in the heart of Highfield. The ground floor offers a welcoming lounge featuring a cosy wood burning stove, a well appointed kitchen, a separate dining room, and the added benefit of a useful utility area. Upstairs, the property boasts three generously sized bedrooms and a white suite family bathroom. Externally, the home enjoys gardens to both the front and rear, providing the perfect space for outdoor entertaining and family enjoyment. A gravelled driveway offers convenient off street parking. With fantastic potential, this property is ideal for a wide range of buyers looking to create a home of their own.
EPC Rating: D



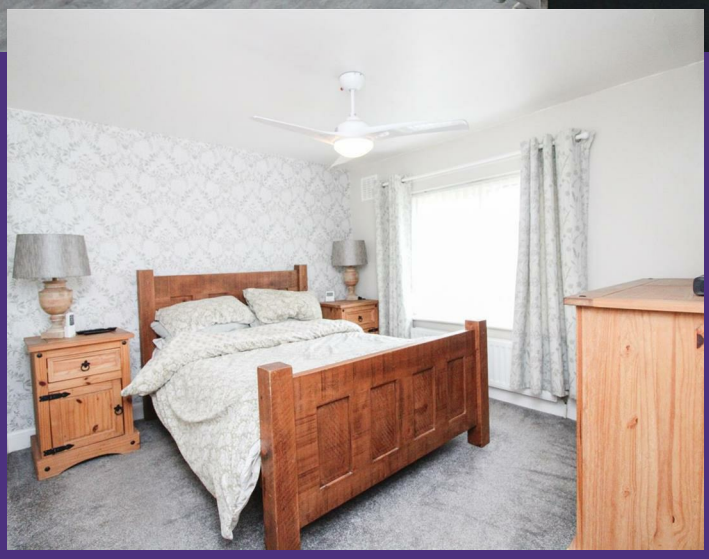






- ***CHAIN FREE***
- Three Bedrooms
- Enclosed Garden
- Semi Detached Home
- Driveway
- EPC Rating D


Bread











Lounge
12'8" x 12'5" Max
A lounge benefiting from a lovely feature fireplace.

Dining Area
10'6" x 9'7"
A lovely airy dining space with patio door access to the enclosed rear garden.

Kitchen
10'0" x 9'4"
Features a range of wall and base units for storage, additional space for white goods along with under the stairs cupboard.

Utility
12'3" x 10'6" Max
A bonus utility space for white goods, bench workspace and additional access to the front and rear of the property.

Bedroom 1
12'5" x 10'5" Max

Bedroom 2
12'0" x 10'2" Max

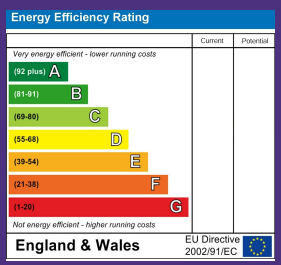
Bedroom 3
8'8" x 8'2"
Features over the stairs cupboard for storage.

Family Bathroom
7'5" x 5'7"
Features a white suite bath with over head shower, W/C and wash basin.

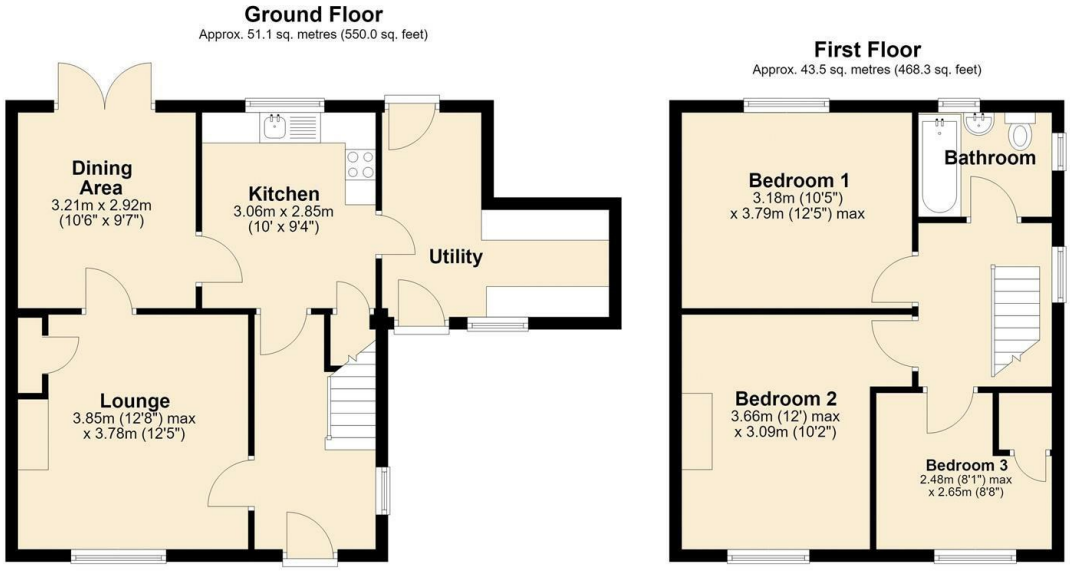
Externally
There is a patio/gravel styled driveway and smaller lawned garden to the front of the property. With a spacious enclosed lawn and patio garden to the rear with bonus storage building a wide variety of uses.- ideal for entertaining.

Additional Information
Council tax band A. EPC Rating D. We understand this property is freehold. Mobile phone coverage and broadband availability: https://checker.ofcom.org.uk/ Coal mining: The North East has a widespread coal mining heritage and many properties are built within the vicinity of historic coal mining. We have not been made of aware of any specific issues with this property. Your conveyancer may carry out a coal mining search.

Important Note To Purchasers
We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.



Offers Over £150,000



Total area: approx. 94.6 sq. metres (1018.3 sq. feet)

Disclaimer
1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Alto, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Alto have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.



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