



Travellers Gate, TS25 5TD
3 Bed - House - Semi-Detached
£116,950

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An impressive three bedroom semi-detached property offering modern accommodation ideal for a first time buyer, young family or those looking to downsize. An internal viewing comes recommended to appreciate what the home offers, with a generous kitchen/diner, modern bathroom, gas central heating and uPVC double glazing. The home is well positioned with the benefit of a south facing rear garden, off street parking and attached garage. The internal layout comprises: entrance porch through to a spacious lounge which in turn links to the kitchen/diner featuring modern units to base and wall level with a built-in oven, hob and extractor. To the first floor are three bedrooms, the master with fitted wardrobes, they are served by the family bathroom which incorporates a three piece white suite. Externally are gardens which should prove to be low maintenance, the enclosed rear garden enjoying a southerly aspect meaning it should prove to be a suntrap in the summer months. Travellers Gate is located off Loyalty Road close to St Aidan's Primary School and only a short distance from local amenities. **VIEWING RECOMMENDED.**







GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door with uPVC double glazed window to the side aspect, fitted with modern laminate flooring, upgraded internal door to lounge.

LOUNGE

14'5 x 11'5 (4.39m x 3.48m)

A spacious family lounge with uPVC double glazed bow window to the front aspect, fitted carpet, coving to ceiling, television point, single radiator, upgraded internal door to kitchen/diner.

KITCHEN/DINER

14'5 x 11'10 (4.39m x 3.61m)

A good sized kitchen/diner, the kitchen area featuring a modern range of 'walnut' style units to base and wall level with complementing 'marble' effect work surfaces in an 'L' shaped layout incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring gas hob above and three speed 'chimney' style extractor hood over, all finished in brushed stainless steel, attractive tiling to splashback, recess with slimline dishwasher included, three drawer unit to base level, concealed space for washing machine, space for free standing fridge/freezer, wall mounted Baxi gas central heating boiler, uPVC double glazed window to the rear aspect, modern laminate flooring, under stairs storage cupboard, coving to ceiling, double glazed patio doors to the rear garden, double radiator, spindled staircase to the first floor with newel post and recently fitted carpet.

FIRST FLOOR

LANDING

uPVC double glazed window to the side aspect, recently fitted carpet, hatch to loft space, access to:

BEDROOM 1

11'8 x 8'4 (3.56m x 2.54m)

Mirror fronted sliding wardrobes, modern laminate flooring, uPVC double glazed window to the front aspect, coving to ceiling, single radiator.

BEDROOM 2

8'10 x 7'6 (2.69m x 2.29m)

Built-in wardrobe, additional built-in storage cupboard, modern laminate flooring, uPVC double glazed window to the rear aspect, coving to ceiling, single radiator.

BEDROOM 3

8'6 x 5'9 (2.59m x 1.75m)

uPVC double glazed window to the front aspect, modern laminate flooring, single radiator.

BATHROOM/WC

6'5 x 5'6 (1.96m x 1.68m)

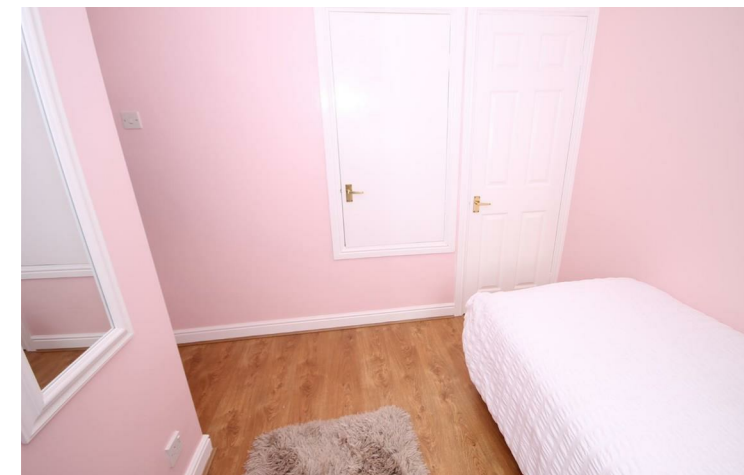
Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with chrome mixer tap and shower over, protective glass shower screen, pedestal wash hand basin with chrome mixer tap, low level WC, tiling to splashback, uPVC double glazed window to the rear aspect, single radiator.

OUTSIDE

The property features a low maintenance, open plan lawned front garden, with a paved driveway providing useful off street parking, whilst leading to the attached garage. The enclosed rear garden enjoys a southerly aspect, being predominantly lawned with fenced boundaries and greenhouse included.

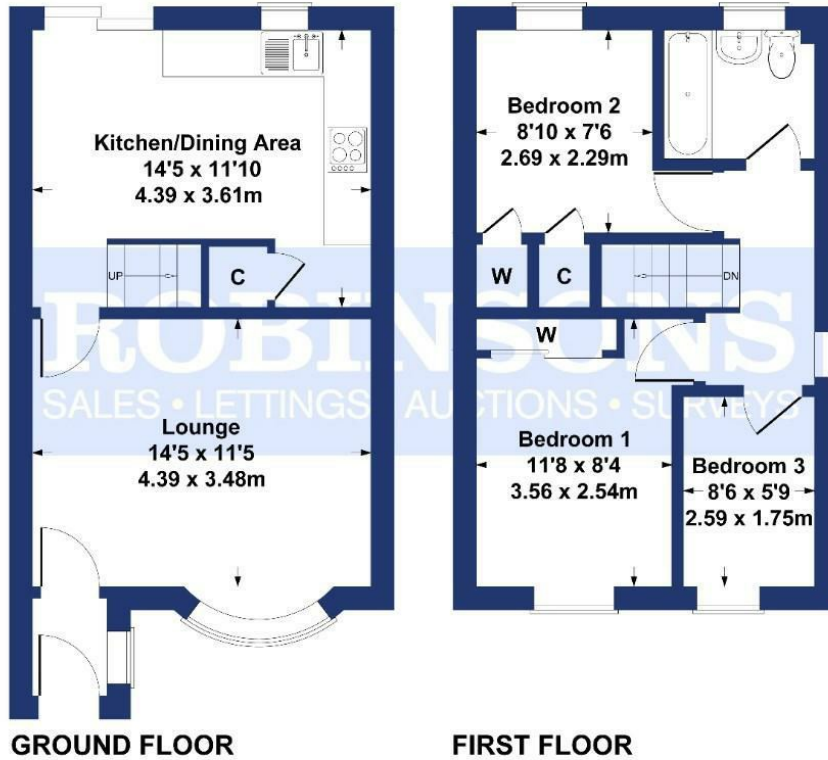
GARAGE

Accessed via an up and over door to the front, personal door from the rear garden, electric light, power points and overhead storage space.



Travellers Gate

Approximate Gross Internal Area
706 sq ft - 66 sq m

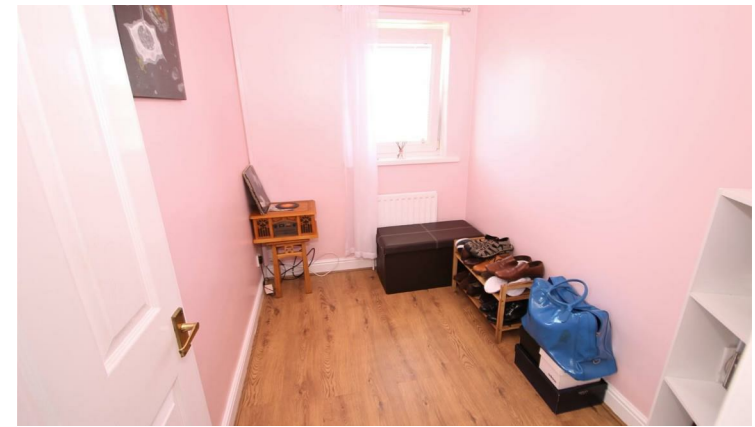


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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