







- Two Bedroom
- Stone Built
- South Facing Garden
- Beautifully Presented
- En-Suite
- Terraced House
- Semi-Rural Location
- Extended Kitchen
- Log Burner
- **MUST BE VIEWED**







\*\* Video Tour on our YouTube Channel |  
[https://youtu.be/RzW7af\\_PHKA](https://youtu.be/RzW7af_PHKA) \*\*

This charming two bedroom stone built mid terraced house must be viewed. The property is situated within a desirable semi rural location and will appeal to a variety of buyers.

The property, which maintains many original features, is well presented and briefly comprises:- hallway, bright and airy lounge with feature fire surround, an extended kitchen/diner with fitted wall and floor units. To the first floor there is a three piece family bathroom WC, two bedrooms with bedroom one benefitting storage and an en-suite. The property benefits from gas central heating and double glazing. Externally there is a well stocked south facing garden to the rear which is ideal for entertaining during those warm summer nights, outhouse storage and double gates providing off street parking.

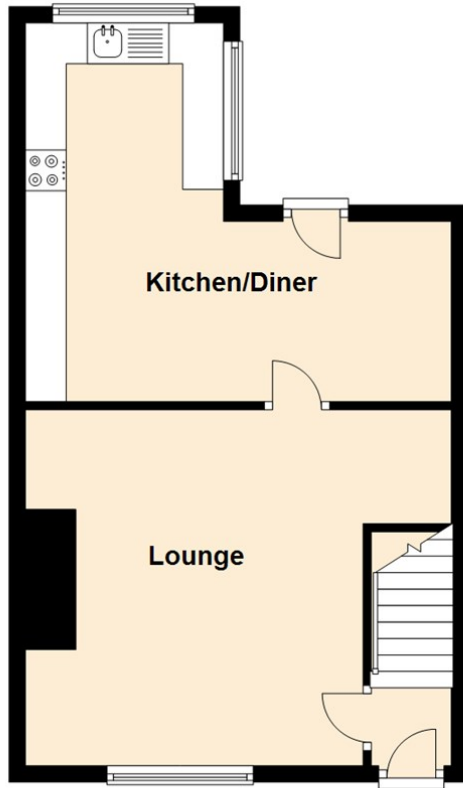
Early viewings come highly recommended. To book yours or for more information please contact our Low Fell office on 0191 487 0800.

#### Covid-19 Viewing Guidelines

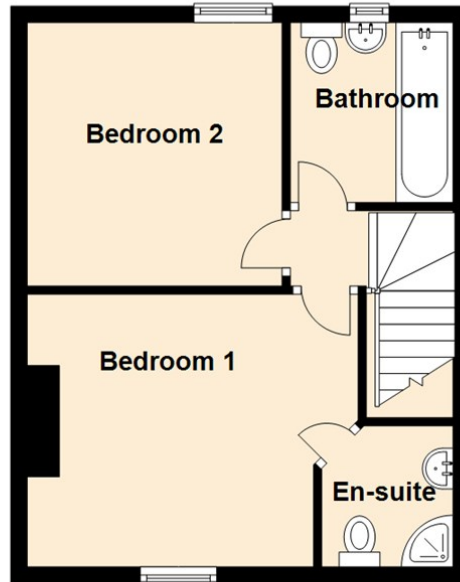
For the safety of our clients, yourselves and our staff we are currently only allowing viewings to go ahead if viewers wear appropriate PPE (masks and gloves). Social distancing rules must also be adhered to at all times. Where possible we will encourage vendors to leave the property while the viewing is going ahead. We also will only allow 2 people to view a property at any one time. We may share contact numbers where requested by NHS to prevent the spread of Covid-19.



## Ground Floor



## First Floor



Lounge 12'9" x 15'7" (3.91 x 4.75)

Kitchen/Diner 15'3" x 16'1" (4.65 x 4.91)

Bedroom One 12'0" x 13'2" (3.66 x 4.03)

Bedroom Two 10'2" x 7'10" (3.12 x 2.39)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

## The difference between house and home

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