



A smart and well presented and extended three bedroom end terrace house which briefly comprises of entrance porch, hallway, cloaks/WC, utility, lounge, dining room, kitchen, landing, three bedrooms and bathroom/WC. The three double bedrooms all have fitted wardrobes and has a hard standing area to the front with easily maintained rear garden. The property benefits from a modern fitted kitchen and stylish bathroom and in our opinion early viewing is highly recommended in order to appreciate the accommodation on offer. The property would be ideal for first time buyer, rental investor or family buyer.

High Newham Road, Hardwick, TS19 8RD
3 Bed - House - End Terrace
Offers Over £82,995

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ENTRANCE PORCH

Via uPVC double glazed entrance door with uPVC double glazed windows to the front and side elevations and door leading into entrance hallway

HALLWAY

With doors leading to cloaks/WC, utility and lounge.

CLOAKS/WC

With low level WC.

UTILITY

With space for tumble dryer.

LOUNGE

19'3" x 12'4" (5.88 x 3.76)

uPVC double glazed window to the front elevation, single radiator, laminate flooring, electric living flame fire, uPVC double glazed french doors leading to rear patio.

DINING ROOM

12'8" x 6'10" (3.88 x 2.1)

uPVC double glazed window to the side elevation, laminate flooring, single radiator, doorway leading through into kitchen.

KITCHEN

12'4" x 9'4" (3.76 x 2.87)

A fitted kitchen with a range of wall floor and drawer units incorporating a gas cooker point, plumbing for dishwasher, worktop with inset one and a half bowl stainless steel sink unit with mixer tap and single drainer, uPVC double glazed window to the side elevation, uPVC double glazed french doors leading to the rear garden, laminate flooring.

LANDING

Which is approached via stairs from entrance hallway with doors leading to bedrooms 1,2,3 and bathroom/WC.

BEDROOM ONE

10'7" x 8'4" (3.24 x 2.56)

uPVC double glazed window to the front elevation, single radiator, fitted wardrobes.

BEDROOM TWO

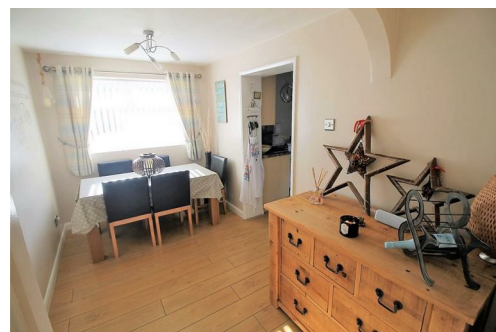
10'3" x 8'3" (3.12m x 2.51m)

uPVC double glazed window to the rear elevation, single radiator, fitted wardrobes.

BEDROOM THREE

9'4" x 6'8" (2.86 x 2.05)

uPVC double glazed window to the rear elevation, single radiator, built in wardrobes.



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.

BATHROOM/WC

With bathroom suite comprising of bath with over bath shower, pedestal wash hand basin, low level WC, uPVC double glazed window to the rear elevation, heated towel rail.

OUTSIDE

To the front there is a block paved hard standing area which is enclosed via brick built wall and footpath to the front entrance door. To the rear there is an easily maintained rear garden which has a good size paved patio area with timber shed, with a higher raised patio area stepping up from the lower level. To the side there is a graveled area which is enclosed by timber fencing with an external water tap.



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GROUND FLOOR

FIRST FLOOR

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A	B		
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
Not energy efficient - higher running costs			
(1-20) G			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(10-49) A	B		
(50-59) B	C		
(60-69) C	D		
(70-79) D	E		
(80-89) E	F		
(90-99) F	G		
Not environmentally friendly - higher CO ₂ emissions			
(100-120) G			
England & Wales		EU Directive 2002/91/EC	

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