







3



2



1

- Beautifully Presented
- Sought After Location
- Downstairs WC
- Garage
- On the Moorfields Estate
- Three Bedrooms
- Master En-Suite
- Front and Back Gardens
- Off Street Parking
- Must Be Viewed

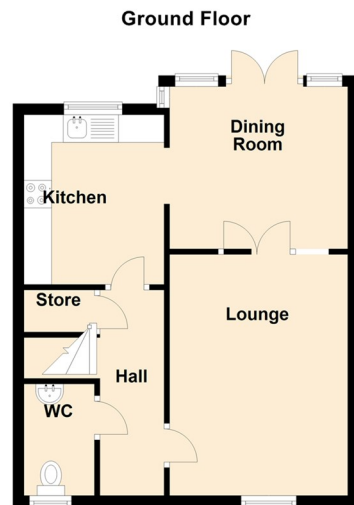






Beautifully presented and being sold on behalf of Bellway homes, the opportunity has arisen for the family buyer to purchase this attractive semi detached house on the highly sought after Moorfields, forming part of this modern Bellway build development. The property briefly comprises to the ground floor:- entrance hall, downstairs WC, lounge/diner with doors leading to the garden and a modern kitchen. To the first floor you are presented with three good sized bedrooms; the master with an en-suite and there is also a separate family bathroom. Externally is a single garage with driveway providing off street parking and gardens to the front and rear. The property benefits from the remainder of the NHBC warranty. The house has gas central heating, ample storage and double glazing. Well placed for transport links all across the region. We anticipate an extremely high level of viewings on this realistically priced family home. To arrange yours please call our sales team on 0191 605 3134.





Lounge 14'3" x 10'6" (4.36 x 3.22)

Kitchen 10'0" x 8'3" (3.07 x 2.54)

Dining Room 9'7" x 10'6" (2.94 x 3.22)

Master Bedroom 8'8" x 9'10" (2.65 x 3.01)

Bedroom Two 9'6" x 8'0" (2.92 x 2.44)

Bedroom Three 6'9" x 9'6" (2.08 x 2.92)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		98
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

## The difference between house and home

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