



Horden Burn Close, TS18 2FF
3 Bed - House - End Terrace
£132,000

A smart and well presented three bedroom end terrace townhouse. The property which briefly comprises of entrance vestibule, lounge, inner hallway, cloaks/WC, kitchen/dining area, first floor landing, bedrooms two and three, bathroom/WC, second floor landing, bedroom one with en suite. The property has ideal maintained gardens to both the front and rear in addition to a parking space and benefits from gas central heating, uPVC double glazing and is still within the NHBC guarantee which expires in December 2028.



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ENTRANCE VESTIBULE

Via front entrance door, door leading into lounge.

LOUNGE

14'9 x 11'10 (4.50m x 3.61m)

uPVC double glazed window to the front elevation, single radiator, under stairs storage cupboard, door leading to inner hallway.

INNER HALLWAY

With stairs leading to landing, doors leading to cloaks/WC and kitchen/dining area.

CLOAKS/WC

With low level WC, wash hand basin, single radiator and extractor fan.

KITCHEN/DINING AREA

11'10 x 8'11 (3.61m x 2.72m)

uPVC double glazed windows to the rear elevation, uPVC double glazed french doors leading to the rear garden, double radiator, space for dining/breakfast table, laminate flooring,

KITCHEN

A fitted kitchen with a range of wall floor and drawer units incorporating a gas hob with built in electric oven, space for fridge freezer, plumbing for washing machine, storage cupboard housing a wall mounted ideal boiler which provides heating and hot water to the property, extractor over hob, worktop with inset stainless steel sink unit with mixer tap and single drainer.

FIRST FLOOR LANDING

With doors leading to bedrooms 2,3 and bathroom/WC and stairs leading to second floor landing.

BEDROOM TWO

11'10 x 10'6 (3.61m x 3.20m)

Two uPVC double glazed windows to the front elevation, single radiator

BEDROOM THREE

11'10 x 8'11 (3.61m x 2.72m)

uPVC double glazed window to the rear elevation, double radiator.

BATHROOM/WC

With bathroom suite comprising of bath with pedestal wash hand basin, low level WC, single radiator, uPVC double glazed window to the side elevation

SECOND FLOOR LANDING

Which is approached via stairs from first floor landing with door leading to built in storage cupboard and door leading to bedroom 1

BEDROOM ONE

17'4 x 8'6 (5.28m x 2.59m)

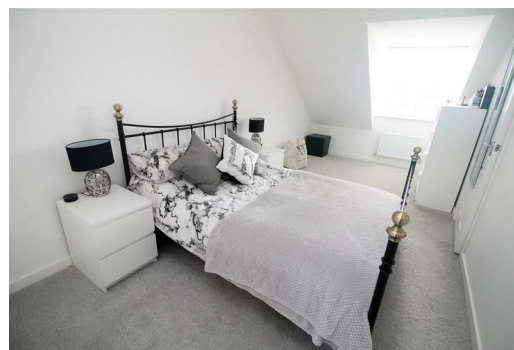
uPVC double glazed window to the front elevation, single radiator and door leading to en suite

EN SUITE

With suite comprising of shower cubicle with shower, pedestal wash hand basin with tile splash back, low level WC, double radiator, velux double glazed window to the rear elevation.

OUTSIDE

To the front there is an open plan laid to lawn front garden with footpath leading to the front entrance door and footpath access to the side via timber gated access. To the rear there is an enclosed rear garden which is enclosed by timber fencing with gated access to the rear. The garden is mainly laid to lawn with a paved footpath. In addition there is an allocated parking space which is situated to the rear of the property.



Horden Burn Close
Approximate Gross Internal Area
896 sq ft - 83 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.
Produced by Potlatch Ltd. 2019

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Energy Efficiency	Current	Potential	Environmental Impact	Current	Potential
Energy Efficiency	A	A	Environmental Impact	A	A
Energy Efficiency	B	B	Environmental Impact	B	B
Energy Efficiency	C	C	Environmental Impact	C	C
Energy Efficiency	D	D	Environmental Impact	D	D
Energy Efficiency	E	E	Environmental Impact	E	E
Energy Efficiency	F	F	Environmental Impact	F	F
Energy Efficiency	G	G	Environmental Impact	G	G

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