





3 1 2

- Three Bedrooms
- Semi Detached
- Integral Garage
- Front and Rear Gardens
- Available January
- Transport Links Nearby





** Video Tour on Our YouTube Channel |
<https://youtu.be/egZL9vAAGOc> **

Available in January, early viewings are recommended on this three bedroom semi detached property. Located within a popular residential area, close to excellent local amenities and transport links.

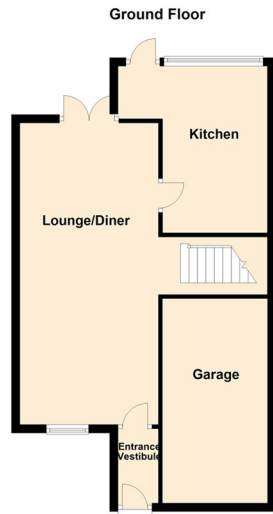
Briefly comprising; hallway, lounge-diner and modern fitted kitchen. To the first floor there are three bedrooms; the main with en-suite, and there is also a family bathroom. The property benefits from gas central heating and double glazing. Externally there is a low maintenance garden to the rear, along with a driveway and integral garage.

For more information and to book your viewing please call 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.





Lounge/Diner 23'4" x 10'9" (7.13 x 3.28)

Kitchen 12'11" x 8'1" (3.94 x 2.48)

Bedroom One 11'6" x 8'7" (3.52 x 2.64)

Bedroom Two 8'11" x 8'7" (2.72 x 2.64)

Bedroom Three 6'6" x 10'2" (1.99 x 3.11)

| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | 86 |
| (81-91) B | | |
| (69-80) C | 63 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

The difference between house and home

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