

*** MUST BE VIEWED ** RARE THREE BEDROOM FLAT * REFURBISHED THROUGHOUT * IN THE PROCESS OF BEING DECORATED * MODERN LIVING * GCH VIA COMBI * UPVC DOUBLE GLAZING * CLOSE TO AMENITIES, SCHOOLS AND TRANSPORT LINKS * PRIVATE YARD ***

Appealing to young families or couples, located in a popular location close to amenities, schools and transport links, we strongly advise early viewing to avoid disappointment. Benefits include: gas central heating via combi boiler, upvc double glazing, private yard. Briefly comprising: private entrance, landing, three bedrooms, lounge, kitchen, rear hall, bathroom/wc. Energy rating D.

**Southburn Terrace, Herrington Burn, DH4
7AW
3 Bed - Apartment
£425 Per Calendar Month**

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Private Entrance

Upvc entrance door, stairs to landing.

Landing

Providing access to:

Bedroom Three

10'01" x 7'09" (3.07 x 2.36)

Rear upvc double glazed window, radiator.

Bedroom Two

10'02" x 7'09" (3.10 x 2.36)

Front upvc double glazed window, radiator.

Bedroom One

13'09" x 12'01" (4.19 x 3.68)

Front upvc double glazed window, radiator.

Lounge

15'04" x 12'01" (4.67 x 3.68)

Comfortable modern lounge with rear upvc double glazed window, radiator, television and telephone points, door to:

Modern Fitted Kitchen

9'11" x 5'10" (3.02 x 1.78)

Fitted with a quality range of modern white high gloss wall and base units with contrasting oak style worktops, built in oven and hob with extractor over and brushed steel splash back, sink drainer unit with mixer tap, feature flooring, upvc double glazed window.

Inner Hall

Built in storage cupboard, feature flooring, radiator, stairs down to lobby and external.

Bathroom/Wc

10'01" x 6'02" (3.07 x 1.88)

Spacious and fitted with an attractive white suite comprising: panelled bath, close coupled wc, wash basin, tiled splash areas, radiator, feature flooring, upvc double glazed window.

Outside

Private enclosed rear yard with gated access.

Energy rating D



OUR SERVICES

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Surveys and EPCs

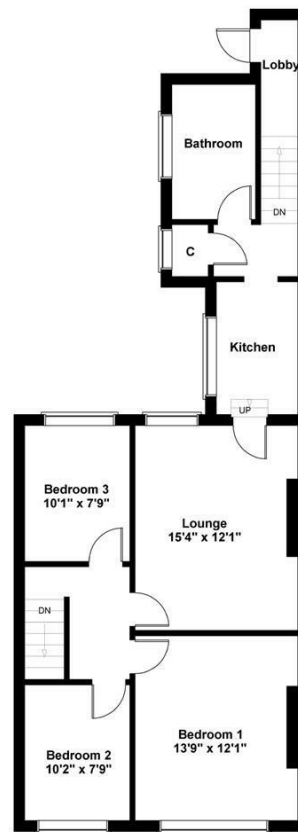
Property Auctions

Lettings and Management

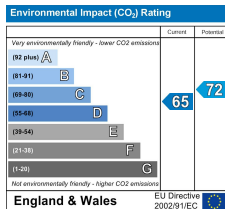
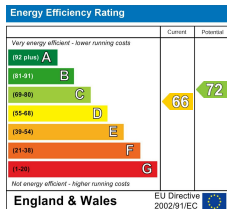
Strategic Marketing Plan

Dedicated Property Manager

6 Southburn Terrace



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans www.potterplans.co.uk



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