



Halton Drive | Wideopen | NE13 6AB

**£200,000**



3



2



1

**Extended semi detached**

**3 bedrooms**

**2 reception rooms**

**Kitchen extension**

**Large garden to the rear**

**Ample off street parking**

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An opportunity to purchase this extended semi detached house well positioned for access to local shops, amenities and transport links. The property occupies a generous plot with ample off street parking and large garden to the rear.

Briefly comprising entrance porch leading to the inner hallway. Sitting room leading to the dining room and kitchen extension to the rear. There is also a ground floor WC. To the first floor are 3 bedrooms and a family bathroom. There is a generous garden to the rear with ample off street parking to the front leading to a garage set back in the drive.

#### ENTRANCE PORCH

Double glazed entrance door.

#### RECEPTION HALL

Staircase to first floor, built in cupboard, radiator.

#### SITTING ROOM 11'5 (plus bay) x 13'1 (into alcove) (3.48 x 3.99m)

Double glazed window to front.

#### DINING ROOM 10'7 x 8'1 (3.23 x 2.46m)

Part glazed door to kitchen.

#### KITCHEN 17'4 x 7'5 (5.28 x 2.26m)

Wall and base cupboards, single drainer sink unit, space for washing machine, tiled floor, radiator, double glazed window to rear, door to rear.

#### INNER HALL

With W.C. and wash hand basin.

#### HALF LANDING

Double glazed window.

#### BEDROOM ONE 12'10 x 10'0 (to wardrobes) (3.91 x 3.05m)

Double glazed window, fitted wardrobes, radiator.

#### BEDROOM TWO 10'2 x 8'9 (plus doorway) (3.10 x 2.67m)

Double glazed window to rear, fitted wardrobes, radiator.

#### BEDROOM THREE 8'1 x 7'7 (plus doorway) (2.46 x 2.31m)

Double glazed window to front, radiator.

#### SHOWER ROOM

Step in shower, pedestal wash hand basin, low level WC, cupboard housing combination boiler, loft space, double glazed frosted window.

#### FRONT GARDEN

Laid mainly to lawn, driveway.

#### REAR GARDEN

Flower, tree, and shrub borders.

#### GARAGE

Detached.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Mains

Broadband: TBC

Mobile Signal Coverage Blackspot: No

Parking: Driveway & Garage

#### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

#### COUNCIL TAX BAND: C

#### EPC RATING: D

GS00015990.DJ.PC.23/02/26.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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