



**Queensway, Front Street , Guidepost  
£250,000**

# Queensway, Front Street, Guidepost

- Detached House
- Unique style property
- Fabulous refurbishment project
- Five Bedroom
- No Upper Chain
- EPC: F/ Council Tax: E/ Freehold

£250,000

So much potential! This unique and interesting detached property really will “catch the eye” of purchasers wishing to turn this project into a fabulous and bespoke home....it really is so different. Requiring full modernisation, it offers plenty of charm. Set back from the road, it feels tucked away and yet is near all local amenities, shops, schools, public transport and road links. There are lovely riverside walks nearby and it is easy to reach all local towns giving you ample options for your everyday needs. The property briefly comprises:- large entrance hallway with spiral staircase, two large reception rooms, kitchen/dining area with a further large utility room. There is access from the entrance hallway to the integral garage which is well proportioned. To the first floor the property benefits from five bedrooms, each of good sizes and a large family bathroom with roll top bath and separate double shower cubicle. From one of the bedrooms, there is access to a lovely internal balcony space which overlooks the spiral staircase and is an interesting focal point. The outside of the property is accessed via a driveway and the low maintenance outside area wraps around the property and offers plentiful parking. Don't delay – call our branch today to secure your viewing of this wonderful style of property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		53 E
21-38	F	33 F	
1-20	G		

## PRIMARY SERVICES SUPPLY

Electricity: mains  
Water: mains  
Sewerage: mains  
Heating: can not confirm  
Broadband: can not confirm  
Mobile Signal Coverage Blackspot: can not confirm  
Parking: Off street parking, drive and driveway

## MINING

The property is can not be confirmed to be on a coalfield and ca not be confirmed to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and 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: E**

**EPC RATING: F**

BD008074JY/SO.03.06.2024.V1

### Entrance

Via wood door.

### Entrance Hallway 14.64ft x 13.95ft (4.46m x 4.25m)

Large entrance hallway, tiled flooring, double glazed window front, double radiator, spiral metal staircase, picture rail.

### Lounge/ 1<sup>st</sup> reception room 19.40ft into large recess 16.87ft (5.91m x 5.14m)

Double glazed window to front, single radiator, feature fireplace, picture rail.

### Second Reception Room 17.17ft x 14.67ft (5.23m x 4.47m)

Double glazed window to rear, wood door to rear, picture rail.

### Kitchen 14.49ft x 13.13ft (4.41m x 4.00m)

Double glazed window to rear, single radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, built in electric fan assisted oven, electric hob with extractor fan above, tiling to floor, wood door to rear.

### Utility Room/ Second Kitchen 11.56ft x 8.89ft (3.52m x 2.70m)

Double glazed window to rear, fitted with a range of wall and base units and work surfaces, stainless steel sink unit, space for fridge/freezer, plumbed for washing machine, single radiator, tiled flooring.

### Bedroom One 17.81ft x 11.70ft (5.42m x 3.56m)

Double glazed window to rear, single radiator, built in cupboard.

### Bedroom Two 16.96ft max x 11.81ft max (5.16m x 3.59m)

Double glazed window to front, single radiator, television point.

### Bedroom Three 14.00ft x 11.57ft max (4.26m x 3.52m)

Double glazed window to front, single radiator.

### Bedroom Four 11.52ft max x 9.51ft (3.51m x 2.89m)

Double glazed window to rear, single radiator.

### Bedroom Five 11.53ft x 8.58ft (3.51m x 2.61m)

Double glazed window to front, single radiator, loft access, door to internal balcony area.

### Balcony area 5.07ft x 4.18ft (1.54m x 1.27m)

Double glazed window to front, view of spiral staircase.

### Bathroom 13.97ft x 8.59ft max (4.25m x 2.61m)

Four-piece white suite comprising of; freestanding roll edge bath, double shower cubicle with electric shower, pedestal wash hand basin, low level wc, double radiator, tiling to floor, tiled walls, double radiator, double glazed window to rear.

### External

Gated access to driveway leading to private wrap around garden area, mainly laid to shingle, patio area, shrubs.

### Garage

Large single garage, housing boiler.



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