



Torver Close Wideopen

- Traditional semi detached house
- Three bedrooms
- Private garden to the rear
- Occupies a pleasant cul de sac position
- Ideally suited for a growing family

OIRO £ 200,000



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ROOK
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Torver Close

Wideopen, NE13

A well appointed traditional three bedroom semi detached house located within the leafy Brunswick Green development. The property occupies a pleasant cul de sac position and is ideally suited for a growing family. Key features include modern kitchen and bathroom suite, private garden to the rear, ample off street parking, attached garage, and ground floor WC. The property is well positioned for access to local shops, amenities, and transport links as well as being a short distance to the A1 motorway.

**ENTRANCE DOOR LEADS TO:
ENTRANCE HALL**

LOUNGE 25'3 x 11'2 (7.70 x 3.40m)

Double glazed window to rear, radiator.

KITCHEN 13'9 x 8'10 (4.19 x 2.69m)

Fitted with a range of high gloss wall and base units, single drainer sink unit, built in electric oven, built in electric hob, extractor hood, radiator, door to utility, double glazed window to rear.

W.C.

Double glazed window, wash hand basin.

UTILITY

Door to garage.

FIRST FLOOR LANDING

Double glazed window.

BEDROOM ONE 13'0 x 10'7 (3.96 x 3.23m)

Double glazed window to rear, built in wardrobe, radiator.

BEDROOM TWO 11'2 x 10'7 (3.40 x 3.23m)

Built in wardrobe.

BEDROOM THREE 9'2 x 8'6 (2.79 x 2.59m)

Double glazed window to front, built in cupboard, radiator.

FAMILY BATHROOM

Panelled bath with shower over, pedestal wash hand basin, low level WC, double glazed frosted window to side and rear.

FRONT GARDEN

Lawned area, driveway.

REAR GARDEN

Laid mainly to lawn, patio, flower, tree and shrub borders.

GARAGE

Attached, up and over door.

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 years from December 1968

Ground Rent: £15 per annum. Planned increase TBC

Service Charge: £TBC per [month/annum]

Any Other Charges/Obligations: TBC

Council Tax Band: C

EPC Rating: C

GS14504/DJ/PC/03.08.23/V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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