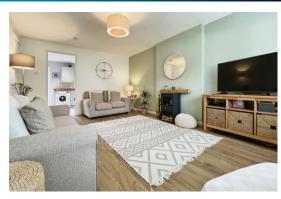


Victoria Court

West Moor

- Semi Detached
- Spacious Living
- Modern Kitchen
- Three Bedrooms
- Private Garden

£ 224,950







Victoria Court

West Moor

PROPERTY DESCRIPTION

This immaculate semi-detached house is a prime listing for sale, offering an exceptional standard of living ideal for families and couples alike. The property, located on Victoria Court, West Moor, boasts three bedrooms, a modern kitchen, a spacious reception room and a well-appointed bathroom.

The living room is a warm and inviting space, highlighted by large windows that allow for plenty of natural light and wood floors that add a touch of elegance. The kitchen is a standout feature of this house, recently refurbished with modern appliances and ample dining space. It also offers direct access to the garden, allowing for seamless indoor-outdoor living.

The master bedroom is a spacious double room complete with built-in wardrobes, guaranteeing ample storage space. The second bedroom also benefits from a generous size, offering a double room layout. A cosy, single sized third bedroom completes the sleeping arrangements in this appealing property.

The bathroom is equipped with a shower over the bath arrangement, providing both functionality and comfort for the residents.

The property is nestled in a peaceful cul-de-sac with easy access to public transport links, local amenities, green spaces and nearby schools, providing the perfect balance between city living and a tranquil lifestyle. Unique features such as off-street parking and a lush garden further enhance the allure of this remarkable property.

In summary, this is an immaculately kept, semi-detached house in an ideal location, offering a perfect blend of comfort, convenience and charm. The property's unique features and modern amenities make it an excellent choice for those looking to establish a home in a welcoming, family-friendly neighbourhood.

Living Room: 16'07" x 11'03" - 5.05m x 3.43m Dining Kitchen: 8'09" x 14'06" - 2.67m x 4.42m

Bedroom One: 11'07" (+wardrobes) x 7'11" - 3.53m x 2.41m

Bedroom Two: 11'11" x 7'11" - 3.63m x 2.41m Bedroom Three: 8'10" x 6'05" - 2.69m x 1.96m Bathroom: 6'08" x 6'05" - 2.03m x 1.96m

PRIMARY SERVICES SUPPLY

Electricity: MAINS Water: MAINS Sewerage: MAINS Heating: MAINS GAS Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: DOUBLE DRIVEWAY

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: TBC

FH00008852.SD.SD.22/10/24.V.1









measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and w would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carrout electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

