



## Torver Close Wideopen

A traditional 3 bedroom semi detached house located within the leafy Brunswick Green development. The property benefits from a lovely southerly facing garden to the rear together with large conservatory, UPVC double glazing, gas fired central heating and UPVC double glazing. It is well positioned for access to local shops, amenities and transport links as well as being close to the A1 motorway.

Guide Price **£200,000**

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### ENTRANCE DOOR LEADS TO:

#### ENTRANCE PORCH

Double glazed entrance door, double glazed windows to front and side, courtesy light, tiled floor.

#### ENTRANCE HALL

Staircase to first floor, understairs cupboard, meter cupboard, radiator.



### THROUGH LOUNGE/DINER 21'10 x 13'0 into 10'0 (6.65 x 3.96-3.05m)

Double glazed window to front, feature fireplace, two radiators.

#### CONSERVATORY

Double glazed windows to rear and side, double glazed patio door.

### KITCHEN 9'8 x 8'0 (2.95 x 2.44m)

Fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built in gas hob, extractor hood, space for automatic dishwasher, tiled splash back, radiator, door to garage, double glazed window to rear.



#### FIRST FLOOR LANDING

Double glazed window, access to roof space.

### BEDROOM ONE 10'6 x 9'3 (to wardrobes) (3.20 x 2.82m)

Double glazed window to front, fitted wardrobes, built in cupboard housing combi boiler.

### BEDROOM TWO 10'7 x 8'7 (3.23 x 2.62m)

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

### BEDROOM THREE 8'7 x 5'3 (to wardrobes) (2.62 x 1.60m)

Double glazed window to front, radiator.

#### FAMILY BATHROOM

Panelled bath, pedestal wash hand basin, part tiled walls, radiator, double glazed frosted window to rear.

#### SEPARATE W.C.

Low level WC, double glazed frosted window to rear.



### **FRONT GARDEN**

Mainly paved, driveway.

### **REAR GARDEN**

Laid mainly to lawn, patio, fenced boundaries, garden shed, southerly facing.

### **GARAGE/UTILITY**

Up and over door, light and power points, space for automatic washer.

### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: Driveway

### **MINING (delete as appropriate)**

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**

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 1968

Ground Rent: £14 per annum. Planned increase TBC

Service Charge: N/A

Any Other Charges/Obligations: N/A

### **COUNCIL TAX BAND: C**

**EPC RATING: TBC**

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Waiting On EPC



**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The 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 in relation to this property.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we 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 carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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