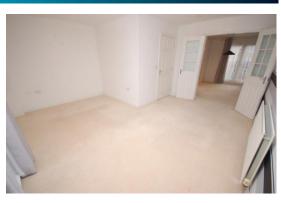


# Hawks Edge West Moor

- Semi-detached Town House
- Four bedrooms
- EPC: C
- Council tax band: C
- Tenure: Freehold

Asking Price: £270,000







# Hawks Edge

## **West Moor**

Introducing an exquisite semi-detached townhouse for sale, offering an impressive blend of style, comfort and convenience. This

property boasts a neutral decor, giving potential buyers a chance to personalise the space to their taste.

The interior is spacious and well-planned, featuring two tasteful reception rooms, perfect for entertaining or unwinding. The property further benefits from a contemporary kitchen designed to cater to all your culinary needs.

The sleeping accommodation is generously proportioned, consisting of four well-appointed bedrooms with the master having the ensuite. Benefitting from a ground floor W.C./shower room and a family bathroom on the second floor. These spaces offer a perfect sanctuary for rest and relaxation.

The property offers an EPC rating of 'C', reflecting its energy efficiency and environmental impact in terms of fuel costs. It falls within Council Tax Band 'C', ensuring reasonable local tax charges.

Located in a sought-after location, this property boasts close proximity to local amenities. Whether you need quick access to shops, schools, or recreational facilities, this location has you covered.

 $Ideal\ for\ families,\ this\ property\ provides\ ample\ space\ for\ everyone\ to\ live\ comfortably.\ Its\ location\ in\ a\ family\ -friendly\ neighbourhood\ in\ property\ provides\ apple\ property\ provides\ provi$ further enhances its appeal to families seeking a home that accommodates their lifestyle.

In summary, this neutrally decorated, four-bedroom semi-detached townhouse is a fantastic opportunity for those seeking a family home in a desirable location. With its well-proportioned rooms and convenient location, this property is a perfect canvas to create vour ideal home.

W.C./SHOWER ROOM UTILITY 8'8" x 6'7" (2.66m x 2.02m) BEDROOM THREE 8'5" x 12'5" (2.57m x 3.79m) FIRST FLOOR LANDING LOUNGE 15'6" x 15'4" (4.73m x 4.69m) DINING ROOM 8'6" x 13'1" (2.61m x 4.00m) KITCHEN 6'7" x 8'8" (2.00m x 2.66m) SECOND FLOOR LANDING BEDROOM ONE 9'4" x 11'4" (2.85m x 3.47m) **EN-SUITE SHOWER ROOM** BEDROOM TWO 8'4" x 12'3" (2.55m x 3.73m) BEDROOM FOUR 9'4" x 6'9" (2.84m x 2.07m) BATHROOM/W.C. FRONT GARDEN REAR GARDEN GARAGE

#### PRIMARY SERVICES SUPPLY

GROUND FLOOR

Electricity: MAINS Water: MAINS Sewerage: MAINS Heating: GAS CENTRAL Broadband: FIBRE TO CABINET 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.

#### AGENTS NOTE

No chain!

#### RESTRICTIONS AND RIGHTS

Listed? NO Conservation Area? NO Restrictions on property? NO Easements, servitudes or wayleaves? NO Public rights of way through the property? NO

Flooding in last 5 years: NO Risk of Flooding: ZONE 1 Known safety risks at property (asbestos etc...): NO

### **ACCESSIBILITY**

This property has no accessibility adaptations:

- E.g. Ramp access to front door
- E.g. Accessible handrail to side door
- E.g. Wet room to ground floor E.g. Lift access to first floor

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: C

FH00008934 .NF.NF.03/02/2025.V.1









**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose at that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all o 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 wa

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we ould 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 at electronic identity verification. This is not a credit check and will not affect your credit score. 16 Branches across the North-East

