



Hawks Edge West Moor

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

Asking Price: £270,000



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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 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 your ideal home.

GROUND FLOOR

ENTRANCE HALL

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

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

RISKS

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

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: C

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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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The Property
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