



Thirlmoor Place Stakeford

- Three Bedroom
- Semi Detached House
- Driveway And Garage
- Large Garden/ Sun Room
- Council Tax Band:B/ EPC:E/ Freehold

Offers In Excess Of £140,000



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Thirlmoor Place

Stakeford, NE62 5AY

To be sold with no onward chain this lovely, three-bedroom family home would make a fabulous home for those looking in the area. Well located in a small cul-de-sac on the always desirable Wansbeck estate the property is in need of some updating and is attractively priced to reflect this. Close to nearby primary school, shops and amenities the accommodation comprises briefly; entrance hallway, open lounge and dining room, conservatory, kitchen (with access to the garage, stairs to the first-floor landing, three bedrooms and a family bathroom. The property has a lovely garden to the rear and an enclosed garden to the front with driveway leading to the single attached garage. Early viewings advised.

Entrance

UPVC entrance door.

Entrance Hallway

Stairs to first floor landing, single radiator, storage cupboard.

Lounge/Dining Room 13'04 max x 21'04 into bay (4.06 x 6.50)

Double glazed bay window to front, radiator, fire surround, gas fire, television point, coving to ceiling.

Kitchen 9'06 x 8'01 max (2.90 x 2.46)

Double glazed window to rear, fitted with a range of wall, floor and drawer units with co-ordinating work top surfaces, stainless steel sink unit and drainer with mixer tap, space for cooker, fridge/freezer, tiling to floor, spotlights, cladding to ceiling, storage cupboard.

Sun Room

Double glazed windows, tiled flooring.

First Floor Landing

Double glazed window to side, loft access.

Bedroom One 10'00 to wardrobes x 13'05 into bay (3.30 x 4.09)

Double glazed bay window to front, single radiator, fitted wardrobes.

Bedroom Two 12'01 x 8'05 (3.68 x 2.64)

Double glazed window to rear, single radiator.

Bedroom Three 8'02 x 8'01 max (2.48 x 2.46)

Double glazed window to front, single radiator.

Bathroom/Wc

Three-piece white suite comprising; panelled bath with electric shower over, pedestal wash hand basin, low level wc, spotlights, double glazed window to side, tiling to walls, tiled flooring, cladding to ceiling, cupboard housing tank.

External

Front garden laid mainly to lawn, bushes and shrubs, driveway leading to garage.

Rear garden laid mainly to lawn, patio area, bushes and shrubs, water tap.

Garage

Attached single garage with up and over door, lighting.

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: B / EPC Rating: E BD007769CM/SO/20.07.23/V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



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