



Chantry Drive Wideopen

A well appointed traditional semi detached house with lovely garden, conservatory and extended kitchen. The property is ideally suited for a growing family and is well positioned within easy walking distance to shops, amenities and transport links as well as being a short distance to the A1 motorway. There are also excellent schools within the area.

Guide Price **£225,000**

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ENTRANCE DOOR LEADS TO:

ENTRANCE HALL

Staircase to first floor landing with spindle banister, built in cupboard, laminate flooring, radiator.

LOUNGE DINER 19'11 (plus bay) x 13'2 into 10'8 (6.07 x 4.01-3.25m)

Double glazed bay window, feature fireplace, marble inset and hearth, living flame effect gas fire, French door to conservatory, two radiators.



CONSERVATORY 9'3 x 10'6 (2.82 x 3.20m)

Double glazed windows to rear and side, tiled floor.

KITCHEN 13'4 x 9'0 (4.06 x 2.74m)

Fitted with a range of wall and base units, extractor hood, electric cooker point, tiled splash back, built in cupboard, vinyl flooring, door to garage, double glazed window to rear.

HALF LANDING

Double glazed window.



BEDROOM ONE 12'8 x 11'10 (3.86 x 3.61m)

Double glazed window to front, built in cupboard, coving to ceiling, radiator.

BEDROOM TWO 12'2 x 8'10 (3.86 x 2.69m)

Double glazed window to rear, radiator.

BEDROOM THREE 8'0 x 7'4 (plus doorway) (2.69 x 2.24m)

Double glazed window to front, built in cupboard, radiator.

BATHROOM/W.C.

Three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin, low level WC, tiled walls, airing cupboard housing hot water cylinder, radiator, double glazed frosted window, access to loft space.



FRONT GARDEN

Laid mainly to lawn, planted borders, driveway.

REAR GARDEN

Laid mainly to lawn, patio, flower, tree and shrub borders, fenced boundaries.

GARAGE/UTILITY

Attached, light and power points, double metal doors, space for automatic washer, sink unit, UPVC door to rear, double glazed window to rear.

PRIMARY SERVICES SUPPLY

Electricity: Mains
 Water: Mains
 Sewerage: Mains
 Heating: Gas
 Broadband: Fibre
 Mobile Signal Coverage Blackspot: No
 Parking: Driveway

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and 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 1954

Ground Rent: £9 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



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.

16 Branches across the North-East

