



4 Bedrooms

We welcome to the market this well presented and maintained four bedroom, mid terrace townhouse situated on Byerhope, Penshaw. This perfect family home is spaciouly set over three floors, modern throughout with enclosed rear garden, off street parking and a single garage. In brief the property comprises:-

Byerhope

Penshaw, Washington, DH4

Asking Price:

£239,950

EPC Rating: C



Entrance Porch

Enter to the front of the property into porch leading to welcoming hallway.

Cloaks/Wc

A double glazed window, central heating radiator, low level wc, pedestal wash hand basin and tiled effect laminate floor.

Hallway

Warm and welcoming hallway with staircase leading to the first floor.

Dining Room

Currently houses a snooker table with double glazed bay window to the front, central heating radiator and carpet to the floor.

Kitchen/Diner

Situated on the ground floor to the rear of the property with double glazed french doors leading out to the rear garden, a central heating radiator, a range of fitted wall and base units with contrasting worksurfaces and breakfast bar, a integrated oven and hobs with extractor hood, a stainless steel sink unit with mixer taps, splashback tiles and tiled effect laminate floor.



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Utility Room

Fitted wall units and bench worktop, plumbing for washing machine, wall mounted boiler, external door to the rear garden and tiled effect laminate.

First Floor Landing

A central heating radiator, stairs leading to the second floor and newly fitted carpets.

Lounge

Situated on the first floor, this cosy lounge has a double glazed window and french doors with Juliet balcony, a central heating radiators, carpet to the floor.



Bedroom One

Double glazed french doors with juliet balcony, central heating radiator and carpet to the floor.

Ensuite

A double glazed window, central heating radiator, low level wc, pedestal wash hand basin, shower cubicle with mains fed shower, part tiled walls and tiled floor.

Second Floor

Central heating radiator and newly fitted carpets and access to the loft. Loft is spacious and currently boarded for storage.



Bedroom Two

A second double bedroom with double glazed window, central heating radiator and carpet to the floor.

Ensuite

A central heating radiator, low level wc, pedestal wash hand basin, shower cubicle with mains fed shower, part tiled walls and vinyl to the floor.



Bedroom Three

A double bedroom with double glazed window, central heating radiator and carpet to the floor.

Bedroom Four

A double glazed window, central heating radiator and carpet to the floor.

Family Bathroom/Wc

A double glazed window, central heating radiator, white suite comprising low level wc, pedestal wash hand basin, panelled bath with



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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