





- Link-Detached House
- Attached Garage
- Utility Room
- Gardens to Front & Rear
- Video Tour Available
- Three Bedrooms
- Off Street Parking
- Ground Floor WC
- No Onward Chain
- **MUST BE VIEWED**





\*\* Video Tour on our YouTube Channel |  
[https://youtu.be/\\_lBglGgsJ8Q](https://youtu.be/_lBglGgsJ8Q) \*\*

Jan Forster Estates are delighted to present this beautiful three bedroom link-detached house located in the highly sought after Moffat Close, a quiet cul-de-sac, within close proximity to local shops and excellent transport links. Offered for sale with the benefit of no onward chain.

The accommodation is well presented throughout and briefly comprises to the ground floor:- entrance porch, ground floor WC, bright and airy lounge with feature fireplace and bay window, dining room with storage cupboard under the stairs, modern kitchen with fitted wall and floor units and a handy utility area giving access to the rear garden. To the first floor, there are three good-sized bedrooms, and a modern three-piece family bathroom WC with shower over the bath.

Externally, to the front, there is a lawned garden and driveway which provides off-street parking and access to the attached garage. To the rear, there is a lovely leafy garden with a patio area, perfect for entertaining during those long summer nights. The property further benefits from gas central heating, double glazing.

We anticipate an extremely high level of viewings on this fantastic family home. To arrange yours, please call our sales team on 0191 257 2000.

#### Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

#### COVID-19 Guidelines

Although it is not mandatory, we do recommend that viewers wear appropriate PPE to protect themselves and others.

Council Tax Band \*C\*





Lounge 18'0" x 11'2" (5.49 x 3.42)

Dining Room 18'2" x 9'8" (5.54 x 2.95)

Kitchen 11'1" x 8'0" (3.39 x 2.44)

Utility Room 6'10" x 8'3" (2.09 x 2.54)

Bedroom One 11'4" x 11'1" (3.47 x 3.38)

Bedroom Two 7'8" x 12'3" (2.34 x 3.75)

Bedroom Three 11'4" x 6'8" (3.47 x 2.04)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

## The difference between house and home

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