



4 Bedrooms

A nicely presented four bedroom family home situated within the semi-rural setting of East Howle. With pleasant views to the front and rear, the spacious accommodation comprises entrance hall, lounge, dining room, breakfast kitchen, bathroom and four bedrooms to the first floor. There are lawned gardens to the front and rear and extensive parking to the front.

## 4 Pine Road

East Howle, Ferryhill, DL17 8RY

Asking Price

**£99,950**

EPC Rating E







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With uPVC double glazing and oil central heating throughout, this home is offered for sale with immediate vacant possession, and is sure to suit a range of buyers.

## ACCOMMODATION

### Ground Floor

#### Entrance Hall

With uPVC obscure double glazed entrance door, uPVC obscure double glazed window, central heating radiator, laminate flooring and stairs rising to the first floor.

#### Lounge

A spacious and nicely presented lounge with uPVC double glazed window, central heating radiator, coved ceiling, dado rail, solid wood floor, internal leaded window and open fire in an attractive surround.

#### Dining Room

A further reception room with uPVC double glazed window, solid wood floor, central heating radiator, dado



For additional information and full photo gallery please visit [jww.co.uk](http://jww.co.uk)



rail and coved ceiling.

### Dining Kitchen

Fitted with a stylish range of base, drawer and wall units, laminate work surfaces, stainless steel sink unit with mixer tap, tiled splashback, stainless steel extractor hood and tiled floor. There is a useful store with two access doors, uPVC obscure double glazed entrance door, two uPVC double glazed windows, central heating radiator, oil central heating boiler and space and plumbing for an automatic washing machine and space for a range style oven.

### Bathroom

Fitted with a modern white suite comprising pedestal wash basin, low-level wc, panel bath with electric shower fitting over, partially tiled walls, central heating radiator, vinyl flooring and two uPVC obscure double glazed windows.



### First Floor

#### Landing

With hatch access to loft and separate shower room (partially complete).

#### Bedroom 1

A pleasant master bedroom with uPVC double glazed window and central heating radiator.

#### Bedroom 2

A spacious double bedroom with uPVC double glazed window, central heating radiator and laminate flooring.

#### Bedroom 3

Another double bedroom with uPVC double glazed window and central heating radiator.

#### Bedroom 4

A further bedroom with central heating radiator and uPVC double glazed window.



### Externally

#### Gardens

The property boasts a good sized plot with an extensive front garden, mainly laid to lawn and boasting ample off street parking to the driveway. A gate accesses the rear garden which, again, is mainly laid to lawn but benefits from a beautiful outlook across the nearby countryside. A detached garage provides storage and has an up and over door, personal door and oil tank.

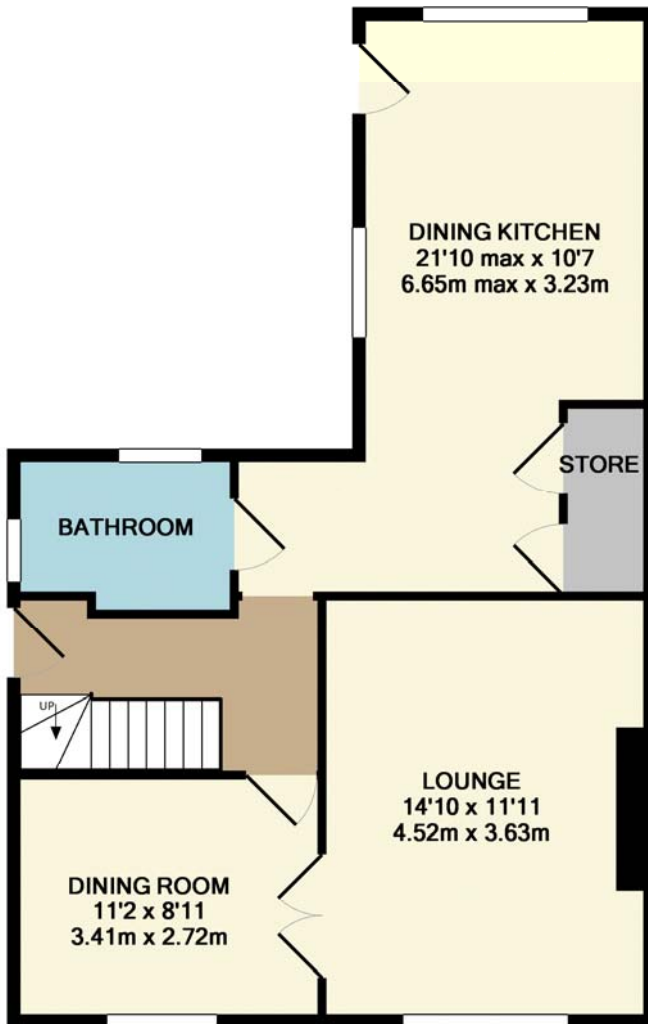


Council Tax Band - B

Tenure - Freehold

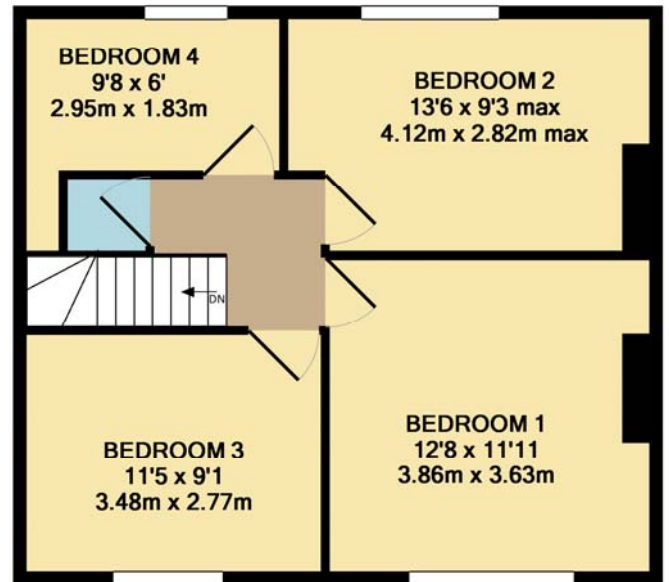
Viewing - By appointment through JW Wood





GROUND FLOOR

4 PINE ROAD  
 Not to scale - for guidance only  
 Made with Metropix ©2017



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought.

All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order.

Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.

These particulars do not constitute a contract or part of a contract.

