



**Heath Road, DL16 7DS**  
**3 Bed - House - Mid Terrace**  
**£87,500**

**ROBINSONS**  
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Robinsons delighted to offer to the market this ATTRACTIVE AND WELL PRESENTED THREE BEDROOMED MID TERRACED HOUSE. This lovely family home is conveniently located for good transport links, shops, schools and amenities which lie very close by. Viewing comes highly recommended and please book early to avoid disappointment! In our opinion the property would make an ideal home for the first time buyer, investor or families and again viewing is highly recommended.

In brief the accommodation comprises of:- entrance hall, lounge with fire and surround, ATTRACTIVE FITTED KITCHEN with built in cooking facilities, SPACIOUS CONSERVATORY. Whilst to the first floor, three well proportioned bedrooms, family bathroom with air bath and separate shower cubical and separate W/C. Externally the property enjoys a large double driveway to the front elevation providing off road parking, while to the rear there is a private enclosed garden and patio. In more detail the accommodation comprises of:-

EPC Rating D  
Council Tax Band A

#### **Porch/Hallway**

Radiator, quality flooring, uPVC window, large storage cupboard, housing combination boiler.

#### **Lounge**

17'3 x 11'3 (5.26m x 3.43m)  
Duel aspect uPVC window, stylish fire and surround, radiators.

#### **Kitchen**

13'8 x 12'9 (4.17m x 3.89m)  
Wall and base units, tiled splash backs, stainless steel sink with mixer tap and drainer, integrated oven, hob, extractor fan, space for under counter fridge freezer, uPVC window, spotlights, storage cupboard.

#### **Conservatory**

20'0 x 7'1 (6.10m x 2.16m)  
Wood effect flooring, uPVC window, radiator, access to the rear.

#### **Landing**

Quality flooring, radiator.

#### **Bedroom 1**

11'4 x 9'7 (3.45m x 2.92m)  
wood effect flooring, storage cupboard, uPVC window, radiator.

#### **Bedroom 2**

11'2 x 9'5 (3.40m x 2.87m)  
Wood effect flooring, uPVC window, radiator, heated towel rail, storage cupboard.

#### **bedroom 3**

8'1 x 7'3 (2.46m x 2.21m)

UPVC window, radiator, quality flooring, access to fully boarded loft via pull down ladder.

#### **Bathroom**

Panelled jacuzzi style bath, separate shower cubicle, wash hand basin, chrome towel radiator, uPVC window, spotlights, tiled surround.

#### **W/C**

W/C, uPVC window.

#### **Externally**

To the front elevation is a large double driveway. While to the rear, there is a good sized garden and patio area.



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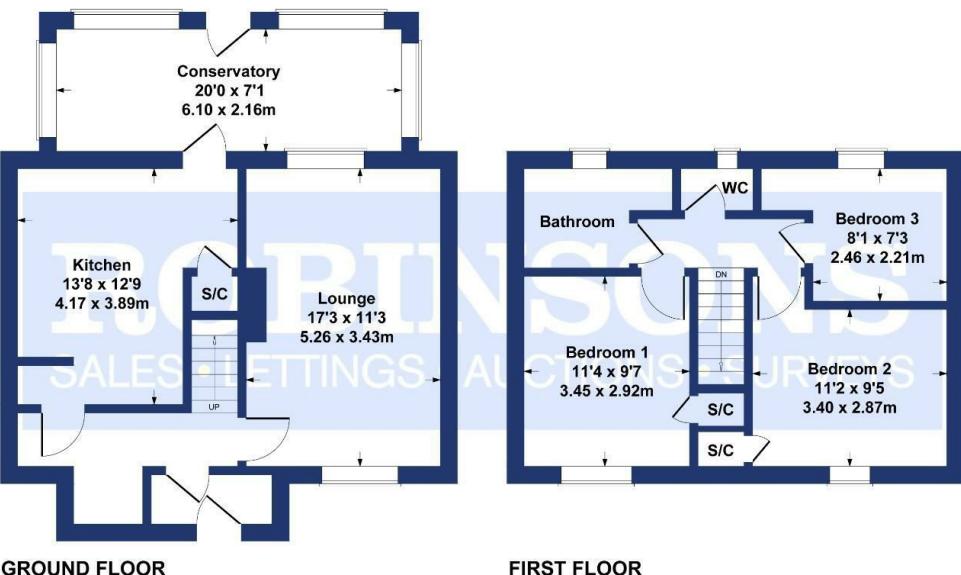
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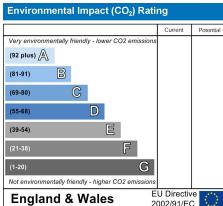
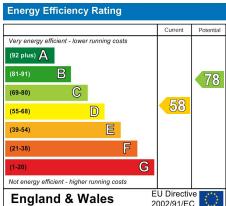
Heath Road  
Approximate Gross Internal Area  
1043 sq ft - 97 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements, walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022



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