

**STUART
EDWARDS**



Stoney Lane

Springwell Village, Gateshead NE9 7SJ

- Mid Terraced House
- Recently Refurbished
 - Unfurnished
- Recent Floor Coverings & Decoration
 - Garage
- 2 Double Bedrooms
- Available Immediately
- Modern Kitchen & Bathroom
 - Rear Yard
- Gas CH & UPVC Double Glazing

£750 PCM

Council Tax Band: A
EPC Rating: F

FULL DESCRIPTION

Well presented mid terraced house, situated in the popular and convenient location of Springwell Village. Fully refurbished and available on an unfurnished basis. The internal living accommodation comprises: lounge, modern fitted kitchen with integrated oven and hob. A ground floor extension creates a rear entrance lobby and accommodates a contemporary bathroom suite.

To the first floor there's a landing with two bedrooms leading off.

Externally there's a garage and yard area to the rear with views over the surrounding countryside.

Benefiting from gas central heating, UPVC double glazing, new floor coverings and decoration throughout.

Sure to prove extremely popular, therefore early viewings are strongly recommended to avoid disappointment.

LOUNGE

14'0" x 11'11"

Newly carpeted and decorated with double radiator.

KITCHEN

15'11" x 5'9"

Modern range of wall and floor units with contrasting wood effect laminate worktops and inset stainless steel sink and drainer with mixer tap. Integrated oven, hob and extractor hood. Plumbed for automatic washing machine, metro tiled splashbacks, wall mounted central heating boiler and double radiator.

REAR LOBBY

BATHROOM SUITE

White suite comprising: close coupled wc, pedestal wash hand basin, panel bath with shower over and glass screen, tiled splashbacks and radiator.

FIRST FLOOR LANDING

BEDROOM 1

18'1" x 10'11"

Newly carpeted and decorated with radiator.

BEDROOM 2

10'0" x 6'10"

Newly carpeted and decorated with radiator.

GARAGE

Situated at the rear.

ENCLOSED REAR YARD

EPC INFORMATION

EPC Rating - F

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/7432-6321-2200-0314-0292>

IMPORTANT INFORMATION

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1 & 2 Blue Coat Buildings, Claypath,
Durham, County Durham, DH1 1RF

0191 3848440
enquiries@stuartedwards.com
www.stuartedwards.com

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