



Redemarsh | Leam Lane | NE10 8PT

- Two Bedrooms
- Semi Detached House
- Gas Central Heating & Double Glazing
- Gardens Front and Rear
- No Onward Chain
- Viewing Recommended

**For Sale**

**£105,000**

**Energy Efficiency Rating E.**



## Viewing Arrangements

Strictly by appointment

## Contact Details

www.safeandsecureproperties.co.uk  
 24-25 Westbourne Terrace  
 Houghton le Spring  
 DH4 4QT

## Property Description

Safe and Secure welcome to the market this Two Bedroom Semi Detached House in the sought after area of Redemmarsh, Leam Lane.

This spacious home benefits from gas central heating, double glazing and gardens front and rear.

Close to local amenities and transport links, the property would suit a wide variety of buyers.

Viewing recommended.

**ENTRANCE HALL** Double glazed entrance door, double glazed window to rear, staircase to first floor, spindle banister, understairs cupboard, radiator.

**LOUNGE** 12' 68" x 6' 04" (5.38m x 1.93m) Bay double glazed window to front, telephone point, television point, radiator.

**CONSERVATORY** 43' 5" x 9' 1" (13.24m x 2.78m) Double glazed windows to rear and side, double glazed patio door to rear garden, radiator.

**KITCHEN** 12' 29" x 2' 99" (4.39m x 3.12m) Fitted with a range of wall and base units with coordinating work surfaces over, gas cooker point. combi boiler, space for washing machine, single bowl sink unit with drainer, tiled walls, double glazed window to rear, double glazed door to side..

**FIRST FLOOR LANDING** Double glazed window to side, access to roof space, dado rail, storage cupboard.

**MASTER BEDROOM** 12' 52" x 5' 14" (4.98m x 1.88m) Double glazed window to front, radiator.

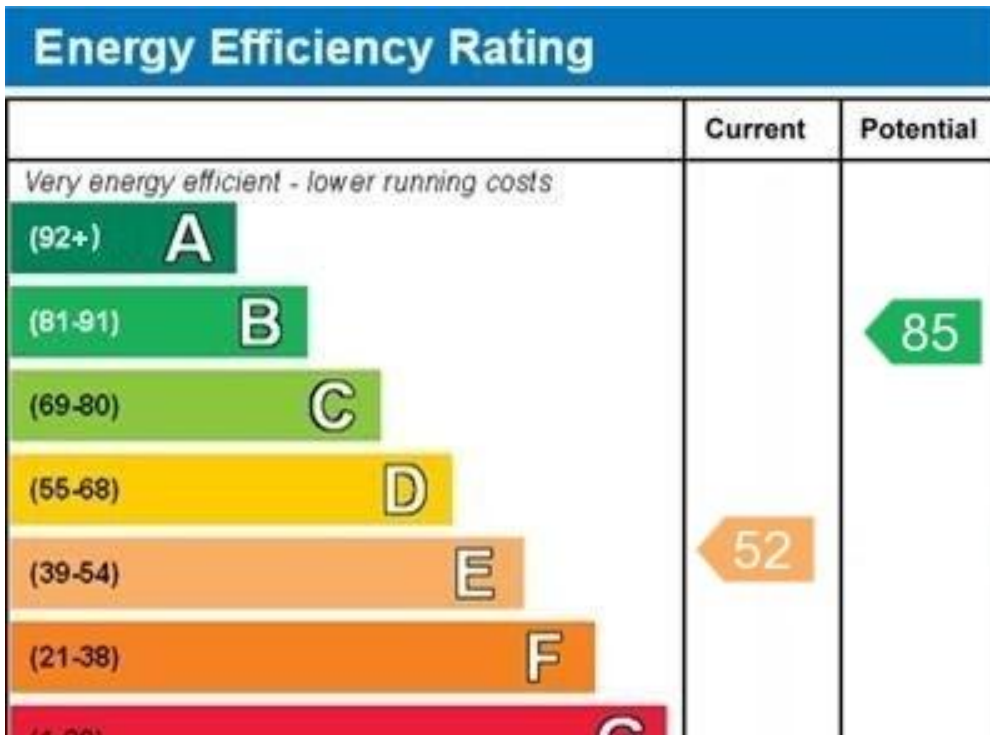
**BEDROOM 2** 12' 7" x 3' 44" (3.84m x 2.03m) Double glazed window to rear, radiator

**BATHROOM** White suite comprising of panelled bath with shower over, low level WC, pedestal wash hand basin, tiled walls and double glazed window to rear.

**FRONT GARDEN** Laid mainly to lawn, fenced boundaries, paved area.

See full details at: [www.safeandsecureproperties.co.uk](http://www.safeandsecureproperties.co.uk)

# EPC Rating



## Floor Plan (if required)



See larger images at: [www.safeandsecureproperties.co.uk](http://www.safeandsecureproperties.co.uk)

Contact Lisa or Debbie on **0191 385 4477**

[lisa@safeandsecureproperties.co.uk](mailto:lisa@safeandsecureproperties.co.uk)

[debbie@safeandsecureproperties.co.uk](mailto:debbie@safeandsecureproperties.co.uk)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.