



3 Mitford Gardens , Howdon, NE28 0QH

** REDUCED WAS £130000 NOW £120 000 FOR A QUICK SALE **

** TWO BEDROOM SEMI DETACHED HOUSE ** IDEAL FAMILY HOME ** FREEHOLD ** CHAIN FREE **

** EXCELLENT FIRST TIME BUY ** CLOSE TO SCHOOLS & LOCAL AMENITIES ** OFF ROAD PARKING **

** LOVELY REAR GARDEN ** GARAGE ** CONSERVATORY ** SEPARATE UTILITY **

** REQUIRES UPDATING ** COUNCIL TAX BAND A ** EPC RATING C **

Asking Price £120,000

3 Mitford Gardens

, Howdon, NE28 0QH



- Two Bedroom Semi Detached House
- Garage & Off Street Parking
- Excellent First Time Buy
- Freehold
- Lovely Rear Garden
- Council Tax Band A
- Chain Free
- Requires Updating
- EPC Rating C

Entrance

Lounge

12'11" x 12'8" (3.95 x 3.87)

Kitchen

10'5" x 8'4" (3.20 x 2.56)

Utility

8'3" x 5'11" (2.53 x 1.82)

Conservatory

14'3" max x 7'2" (4.35 max x 2.20)

Bedroom 1

15'10" max x 8'10" (4.83 max x 2.70)

Bedroom 2

10'6" x 10'2" (3.21 x 3.12)

Toilet

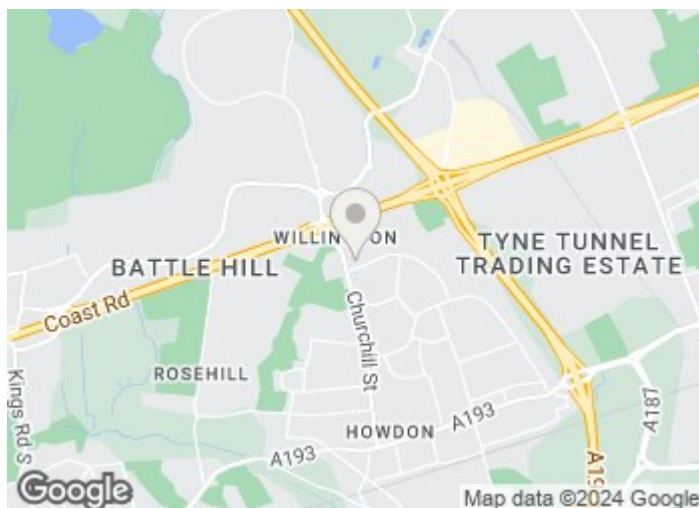
Shower Room

4'7" x 2'5" (1.41 x 0.75)

Garage

External

Broadband

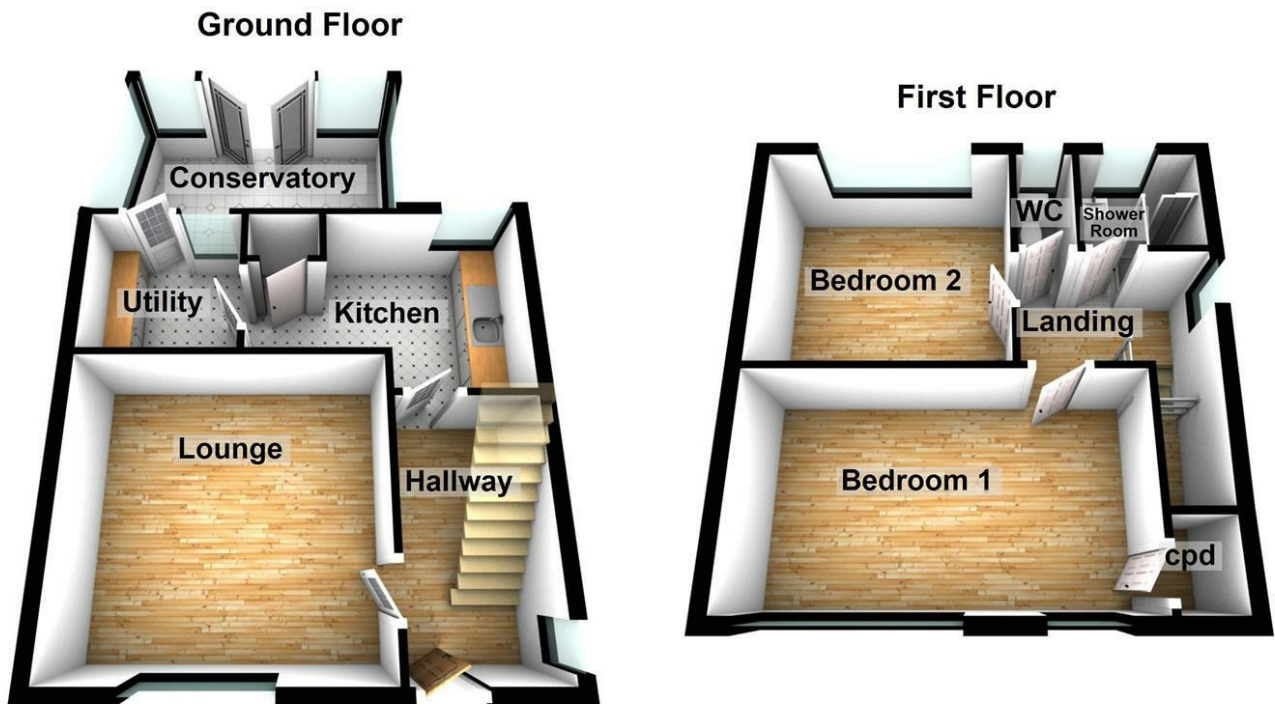


Directions





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	