



20 Dovecrest Court , Howdon, NE28 7ER

** EXTENDED SEMI DETACHED HOUSE ** MODERN KITCHEN/DINER WITH BUILT IN APPLIANCES **

** THREE BEDROOMS ** FREEHOLD ** SUNROOM ** DOWNSTAIRS WC ** GOOD SIZE REAR GARDEN

** OFF STREET PARKING ** CLOSE TO LOCAL AMENITIES, SCHOOLS AND MAJOR ROAD LINKS **

** COUNCIL TAX BAND B ** ENERGY RATING TBC ** BUILDERS ASSISTED SALES SCHEME **

Price £185,000



- Three Bedroom Semi Detached House
 - Sunroom
 - Wrap Around Rear Garden
- The Property Comprises**

Hallway

Double glazed composite entrance door, feature tile effect flooring, stairs to the first floor landing, vertical radiator.

Cloaks/WC

5'6" x 3'1" (1.68 x 0.94)
WC and wash hand basin with built-under storage, double glazed window, ladder style radiator.

Lounge

15'0" x 12'4" (4.57 x 3.76)
Double glazed bow window, wall mounted electric fire, storage cupboard, radiator. Open plan to kitchen.

Kitchen/Diner

15'1" x 11'6" (4.62 x 3.53)
Fitted with a modern range of wall and base units with contrasting work surfaces over, integrated oven and microwave, five ring gas hob with extractor hood over, integrated washing machine, sink and breakfast bar. Double glazed window, vertical radiator, laminate flooring and double glazed French doors leading into the sunroom.

Sunroom

8'4" x 8'2" (2.55 x 2.50)
Double glazed skylight window, laminate flooring, double glazed

- Freehold
- Ready To Move Into
- Energy Rating TBC window and bi-folding doors leading out to the rear garden.

Stairs to first floor landing

Access to

Landing

Double glazed window, cupboard and access to the loft, bathroom and bedrooms.

Bedroom 1

14'4" x 9'8" max (4.37 x 2.95 max)
Double glazed window, radiator.

Bedroom 2

11'10" x 9'8" (3.61 x 2.95)
Double glazed window, laminate flooring, radiator.

Bedroom 3

7'9" x 7'7" (2.36 x 2.31)
Double glazed window, radiator.

Bathroom

8'3" x 6'2" (2.51 x 1.88)
Fitted with bath with overhead shower, WC, wash hand basin with built-under storage. Double glazed window, tiling to walls and floor, ladder style radiator.

External

Externally there is a garden to the front which is laid to lawn together with space for off street parking. There is a lovely wrap around garden to the rear which has lawn and decking.

- Modern Kitchen

- Off Street Parking

- Council Tax Band B

BROADBAND AND MOBILE:

At the time of marketing we believe this information is correct, for further information please visit <https://checker.ofcom.org.uk>

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE- Good outdoor and in-home

O2- Good outdoor

Three - Good outdoor, variable in-home

Vodafone - Good outdoor, variable in-home

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

FLOOD RISK:

Yearly chance of flooding:

Surface water: Very low.

Rivers and the sea: Very low.

CONSTRUCTION:

Traditional

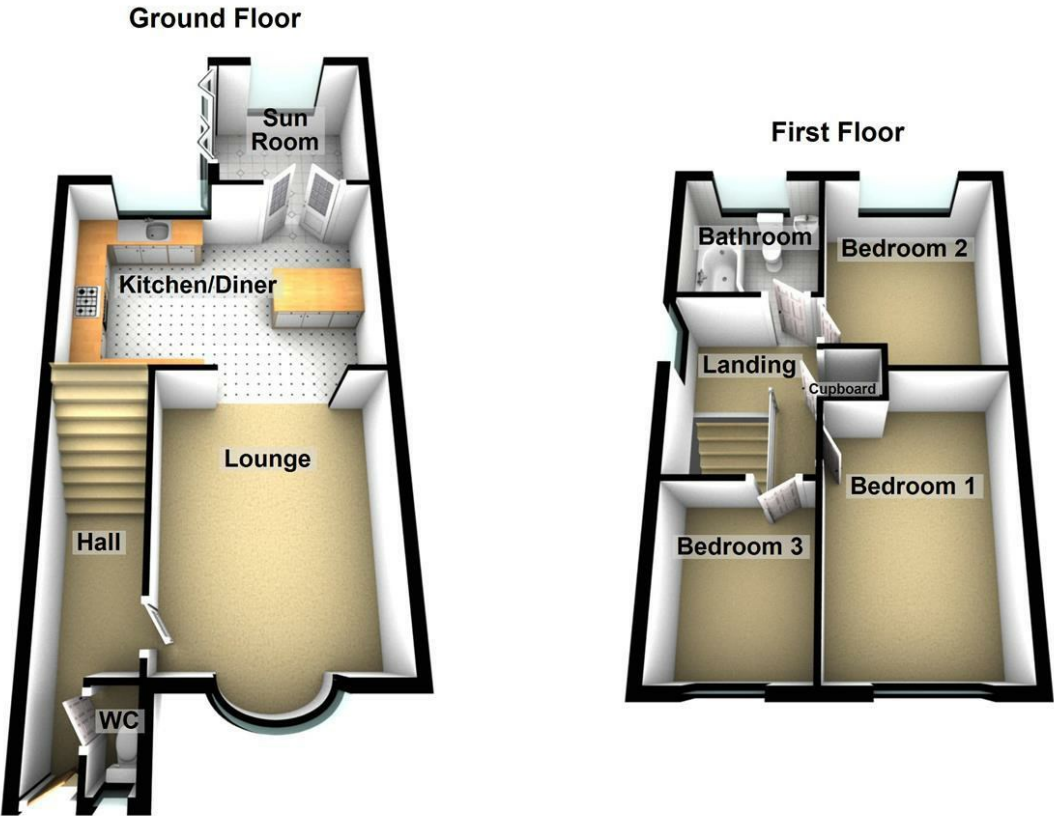
This information must be confirmed via your surveyor and legal representative.

Material Information





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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC