



A light, spacious and versatile three bedroom mid terraced property occupying a popular position in West Woodburn. The accommodation offers undoubted scope to extend or improve and should therefore appeal to a variety of buyers. Externally is gravelled driveway parking at the front. To the rear is a generous enclosed lawned garden with a variety of established plantings and breath-taking open countryside views. The location is well placed for neighbouring amenities, schools and transport links. Viewings are highly recommended - there is no forward chain.

- Three Bedrooms
- Parking & Large Garden
- Popular Location with Views
- Open Lounge-Diner
- Scope to Extend/Improve
- No Forward Chain

Entrance Hall

Stairs to first floor, Under-stair cupboard, Double glazed window, Double central heating radiator.

Lounge-Diner 18' 5" by 10' 11" (5m 61cm by 3m 32cm)

Electric feature fire, Double glazed double doors to rear external, Double glazed window, Double and single central heating radiator.



Kitchen 10' 9" by 9' 8" (3m 27cm by 2m 94cm)

Wall and floor units with laminate work surfaces over, Sink and drainer unit, Electric cooker point, Plumbed for washing machine, Tiled floor, Double glazed window, Double central heating radiator, Door to rear passage, Oil fired boiler.



WC 5' 11" by 2' 11" (1m 81cm by 88cm)

WC, Wash hand basin, Built-in cupboard.

Rear Passage to Outhouses

The rear passage from kitchen has doors to both the rear external and side inner passage. The outhouses include a utility/storage outbuilding which is plumbed for washing machine (2m85cm x 0.88m) and further coal shed.



Landing

Double glazed window.

Bedroom One 14' 5" by 10' 11" (4m 39cm by 3m 34cm)

Double glazed window, Single central heating radiator, Built-in wardrobe.



Bedroom Two 11' 3" by 10' 8" (3m 43cm by 3m 25cm)

(Slight L-shape) Double glazed window, Single central heating radiator, Built-in wardrobe.

Bedroom Three 10' 4" by 6' 11" (3m 16cm by 2m 12cm)

Double glazed window, Single central heating radiator.



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Bathroom 7' 3" by 6' 6" (2m 20cm by 1m 99cm)

Bath with shower over, Wash hand basin, WC, Built-in airing cupboard, Double glazed window, Central heating radiator.

Front External

Gravelled driveway parking. Lawned garden area.

Rear External

Enclosed lawned garden with a gravelled patio seating area and a variety established plantings. Stunning open countryside views. Oil tank.

Tenure

Freehold.

Services

Oil central heating, mains electricity, water and drainage.
Council tax band A.
EPC E rating.

Disclaimer

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.



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