



4 Burden Crescent,
Woodbeck, DN22 0JR



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£160,000



This semi-detached home occupies an excellent-sized plot in the rural village of Woodbeck. Offered with no upward chain, the property features a dual aspect lounge, dining room, kitchen with pantry, two bedrooms, bathroom and shower room as well as a separate w.c. The grounds feature enclosed lawned areas to three aspects as well as off-road parking to the rear.



 **NEWTON FALLOWELL**



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RECEPTION HALL 1.7m x 3.6m (5'7" x 11'10")

Double glazed obscure front entrance door, cloaks cupboard housing electric consumer unit, timber effect flooring, double panel radiator, staircase leading to 1st floor, thermostatic control for central heating, cupboard housing 'Worcester' oil fired central heating boiler.

DINING ROOM 3.36m x 3.5m (11'0" x 11'6")

Double glazed window to front aspect, double panel radiator, television point.

SITTING ROOM 3.29m x 4.5m (10'10" x 14'10")

Double glazed windows to front and rear aspects, two double panel radiators, television and broadband points.

KITCHEN 2.1m x 3.5m (6'11" x 11'6")

Fitted with a range of base and wall units consisting of cupboards and drawers underneath roll top work surfaces. 'Lamona' electric fan-assisted oven, four ring electric hob with extractor hood above, space and supply for two under-counter appliances, single bowl sink and drainer, double glazed window to rear aspect and matching obscure glazed door to rear, timber effect flooring, double panel radiator.

PANTRY

Space and plumbing for washing machine, power and light.

1ST FLOOR-LANDING 2.65m x 3.1m (8'8" x 10'2")

Double glazed window to front aspect, hatch accessing roof space, storage cupboard with shelving.

BEDROOM ONE 3.3m x 4.5m (10'10" x 14'10")

Double glazed windows to front aspect, television point, two double panel radiators.

BEDROOM TWO 3.14m x 3.5m (10'4" x 11'6")

Double glazed window to front aspect, double panel radiator, television point.

BATHROOM 2.35m x 2.61m (7'8" x 8'7")

Panel bath, pedestal wash hand basin, low-level flush WC, double glazed obscure window to rear aspect, double panel radiator.

SHOWER ROOM 1.3m x 1.7m (4'4" x 5'7")

Fully boarded shower enclosure with mains fed shower within, pedestal wash hand basin, double panel radiator, double glazed obscure window to rear aspect.

W.C. 0.85m x 1.3m (2'10" x 4'4")

Double glazed window to rear aspect, low-level flush WC, wall mounted wash hand basin.

GARDENS & GROUNDS

To the front there is a pathway leading from Burden Crescent to the front entrance door. This pathway is flanked by lawned areas and enclosed behind hedging to all aspects. The





lawn continues along the left aspect of the property to the rear with vehicle access from Burden Crescent.

TENURE

Freehold

COUNCIL TAX

Band A

SERVICES

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

DISCLAIMER

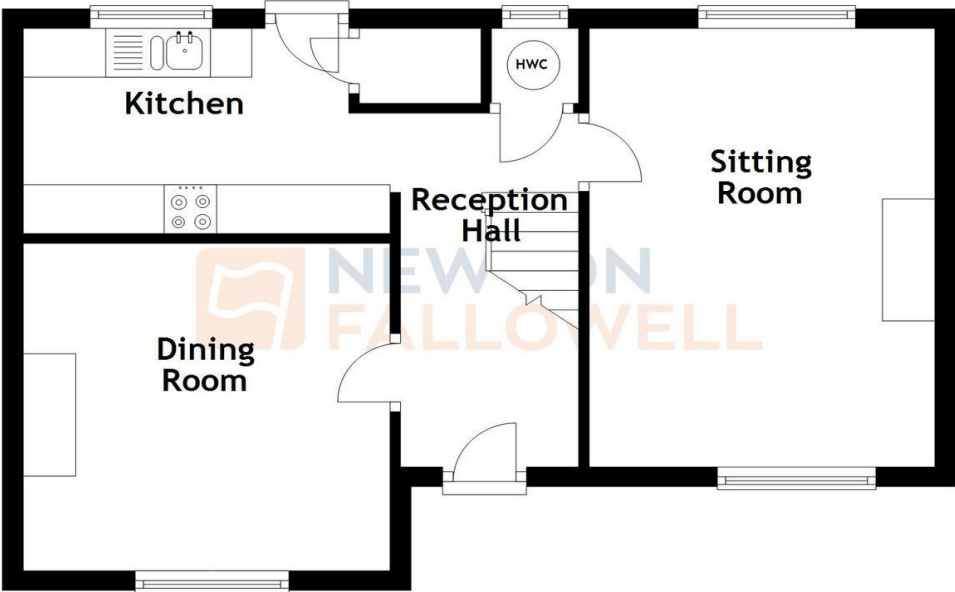
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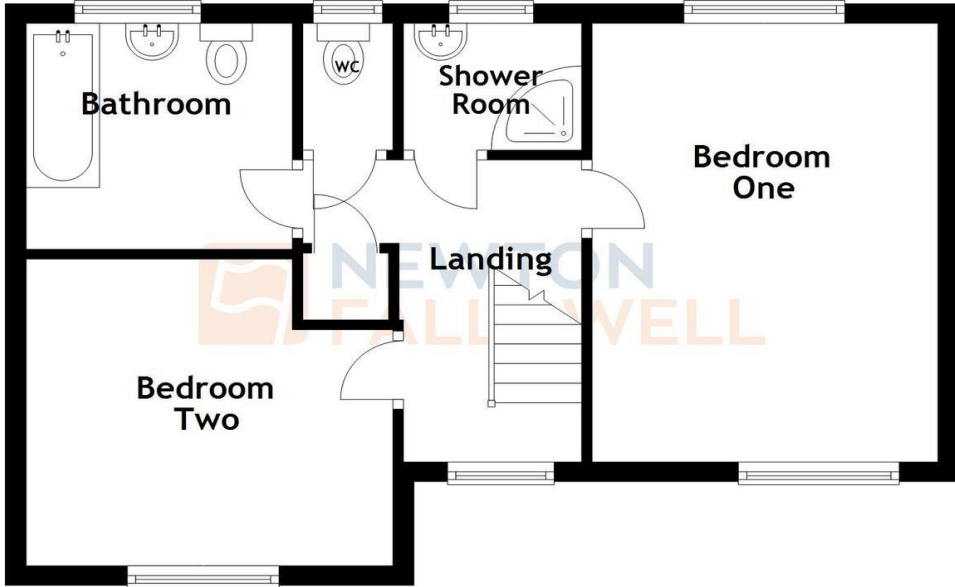


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FALLOWELL**

Ground Floor



First Floor



Total area: approx. 85.8 sq. metres (923.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
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