

STUART EDWARDS



Salvin Street

, Croxdale DH6 5HZ

- WELL PRESENTED
 - 2 BEDROOMS
- POPULAR LOCATION
- BATHROOM WITH SHOWER
- MID TERRACED HOUSE
- NO ONWARD CHAIN
- FITTED KITCHEN
- REAR YARD

Asking Price £92,500



Council Tax Band: A
EPC Rating: C

FULL DESCRIPTION

Well presented mid terraced house available with early vacant possession and no onward chain. A perfect first time buyer home or investment opportunity. Internally the property comprises, lounge with recessed feature fireplace, fitted kitchen and double glazed rear entrance porch. Stairs from the lounge lead to the first floor landing, 2 bedrooms and full family bathroom suite with shower. Externally there's a yard area to the rear. Benefiting from gas central heating via a combi boiler and UPVC double glazing throughout. Croxdale is a popular and convenient location, perfect for commuting throughout the region. Internal inspection is essential.

UPVC ENTRANCE DOOR

LOUNGE

14'9 x 15'10
Double radiator, storage cupboard and modern feature fire surround with stone mantle and tiled hearth.

KITCHEN/DINER

15'11 x 8'8
Range of wall and floor units with laminate worktops and inset stainless steel sink unit. Integrated electric oven with ceramic hob and extractor hood. Radiator, wall mounted central heating boiler, plumbed for automatic washing machine, tiled splashbacks and ceramic tiled flooring.

REAR ENTRANCE PORCH

Upvc double glazed and having ceramic tiled flooring.

FIRST FLOOR LANDING

Accessed via stairs in the lounge.

BEDROOM 1

16'3 x 12'0
Two double radiators.

BEDROOM 2

12'11" x 8'9" overall size
Radiator.

BATHROOM

White suite comprising: close coupled wc, pedestal wash hand basin, panel bath with electric shower over, fully tiled walls and flooring and chrome heated towel rail.

REAR YARD

Freehold

We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

EPC

EPC Rating - C
EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/8832-0620-5209-0378-2226>

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

