



North View

Cambois

- Mid Terraced House
- Three bedrooms
- Two Reception Rooms
- Fully Refurbished
- No Upper Chain

£ 125,000



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SAYER

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PROPERTY DESCRIPTION

ENTRANCE

UVPC entrance door

LOUNGE 16'98 (5.11) X 13'74 (4.15) maximum measurements into recess

Double radiator, fire surround, storage cupboard, double doors to front garden

DINING ROOM 14'94 (4.50) X 8'89 (2.64)

Double glazed window to rear, double radiator, two storage cupboards

KITCHEN 9'06 (2.74) X 7'55 (2.26)

Double glazed window to side, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless sink unit and drainer with mixer tap, tiled splash backs, space for cooker, space for fridge/freezer, plumbed for washing machine, double glazed door to rear

FIRST FLOOR LANDING

Loft access

BEDROOM ONE 13'74 (4.15) X 9'33 (2.82) measurements into recess

Double glazed window to front, double radiator, built in cupboard

BEDROOM TWO 10'31 (3.12) X 8'95 (2.67)

Double glazed window to front, single radiator

BEDROOM THREE 10'53 (3.18) X 7'36 (2.21)

Double glazed window to rear, double radiator

BATHROOM/WC

3 piece suite comprising: Shower over panelled bath, wash hand basin, low level WC, double glazed window to rear

FRONT GARDEN

Large garden laid mainly to lawn

REAR YARD

Outhouse

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: On street parking

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: A

EPC RATING: TBC

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