



Burradon Road

Burradon

- Mid Terrace
- Four Bedrooms
- Two Bathrooms
- Spacious Living
- Freehold

£ 235,000



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"Street Address"

"Village Address"

PROPERTY DESCRIPTION

Welcome to this immaculate terraced home, nestled in a quiet locale with convenient public transport links, luscious green spaces, and abundant walking routes in Burradon. This property, split over three floors, currently listed for sale, is the epitome of elegance with a warm, welcoming aura.

The house boasts a generous reception room to the front with large windows, high ceilings, and an inviting fireplace. This large space has been thoughtfully designed to facilitate a comfortable lifestyle and are perfect for hosting or unwinding.

The heart of the home is the modern, open-plan kitchen featuring a kitchen island and the latest appliances. It also accommodates a dining space, making meal times a communal affair. The cherry on top is the easy access to the garden, a green haven where you can enjoy a cuppa and soak in the tranquillity.

Upstairs, you'll find four double bedrooms, including a spacious master bedroom with an en-suite. Each bedroom radiates comfort and serenity, offering a peaceful retreat from the hustle and bustle of daily life. The main bathroom is a sanctuary of its own, with a large free-standing bath and a rain shower.

The property sits in council tax band B and has an EPC rating of D. It is ideal for families and couples alike, offering ample space and a friendly neighbourhood. With unique features like the fireplace, high ceilings, open-plan living, parking space, and a garden, this house is a rare find. Don't miss out on the opportunity to make this your dream home!

Living Room: 14'09" x 16'09" (into alcove) - 4.50m x 5.59m

Dining Kitchen: 14'07" x 18'04" - 4.45m x 5.59m

Bedroom One: 14'08" (max) x 11'07" - 4.47m x 3.53m

En-suite: 9'11" x 4'08" - 3.02m x 1.48m

Bedroom Two: 14'08" x 13'04" (max) - 4.47m x 4.06m

Bathroom: 11'04" x 6'04" - 3.45m x 1.93m

Bedroom Three: 18'10" x 9'06" (max) - 5.74m x 2.90m

Bedroom Four: 15'10" x 9'06" - 4.83m x 2.90m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: OFF STREET

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: B

EPC RATING: D

FH00008585.SD.SD.11/4/24.V.1



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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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The Property
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