

Eastwood Close Burradon

- Semi Detached
- Spacious Living
- Two Double Bedrooms
- Large Paved Garden
- FREEHOLD

£ 145,000 Offers Over





ROOK MATTHEWS SAYER

Eastwood Close

Burradon

PROPERTY DESCRIPTION

Rook Matthews Sayer are pleased to present this attractive semi-detached house, currently listed for sale, on Eastwood Close, Burradon. The property is neutrally decorated, offering a clean and bright canvas for the new owners to personalise.

At the heart of this home is a spacious reception room that includes stairs leading to the first floor. The layout is advantageous for those who value open space and easy navigation. Adjacent to the reception room is a well-equipped kitchen, featuring modern appliances. The kitchen is bathed in natural light, providing a cheerful space for meal preparation. The room also offers ample dining space and provides easy access into a delightful conservatory, an ideal setting for morning coffee or evening relaxation.

This property boasts two double bedrooms. The master bedroom is particularly generous in size and includes built-in wardrobes for optimal storage. The second bedroom is also a double and is equally spacious, perfect for families or couples.

The bathroom has been recently refurbished and features a heated towel rail for your comfort, as well as a rain shower over the bath, offering a touch of luxury.

Externally, the property benefits from unique features such as off-street parking and a well-maintained garden, perfect for those with green fingers or those who simply enjoy outdoor living.

The location is truly desirable, with easy access to public transport links and local amenities. The surrounding green spaces contribute to a quiet and peaceful atmosphere, making this property ideal for families or couples seeking tranquillity within their local area.

With its unique features and prime location, this house offers a fantastic opportunity for those seeking a modern, spacious home in a serene setting.

Living Room: 13'07" X 12'08" (max) - 4.15m x 3.86m

Kitchen: 9'06" x 12'08" - 2.90m x 3.86m Conservatory: 9'02" x 8'07" - 2.79m x 2.62m

Bedroom One: $9'11'' \times 9'06'' \text{ (+wardrobes)} - 3.02m \times 2.90m$

Bedroom Two: 6'08" x 12'08" - 2.03m x 3.86m Bathroom: 6'02" x 6'05" - 1.88m x 1.96m

PRIMARY SERVICES SUPPLY

Electricity: MAINS Water: MAINS Sewerage: MAINS Heating: MAINS GAS Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: DOUBLE DRIVEWAY

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any. **TENURE**

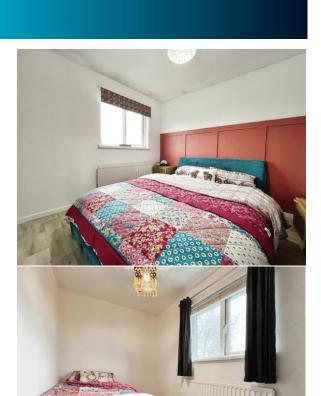
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: A

FH00008850.SD.SD.16/10/24.V.1

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever it replating to this property.

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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