



Camperdown Avenue, Camperdown, NE12 5XP

Asking Price: £125,000

We have great pleasure in offering for sale this rather special mid terraced home, beautifully presented in the village of Camperdown. The ready to move in to accommodation offers a stylish interior with a light, airy generous lounge leading to a bright, modern refitted open plan dining kitchen. A rear lobby leads to a stunning contemporary bathroom.

To the first floor there are two bedrooms, master with the added benefit of built in wardrobes and a useful additional W.C, with wash hand basin.

Externally you are spoilt for choice with easy to maintain well kept gardens to both front & rear, ideal for entertaining or relaxing.

An ideal choice for first time buyers looking for first class accommodation at an attractive price. Early inspection a must to avoid disappointment.

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Stunning Mid Terrace

Sought after location

Beautifully Presented

EPC:

Front & Rear gardens

Council tax band: A

Refitted Dining Kitchen

Tenure: Freehold

For any more information regarding the property please contact us today

ENTRANCE DOOR to

ENTRANCE HALLWAY: staircase to the first floor

LOUNGE: (front) 12'2" into bay x 13'6" into alcoves (3.72m x 4.14m)

Built in cupboard to alcove, meter cupboard, radiator, double glazed window to front.

KITCHEN: (rear): 16'4" max x 15'0" (4.99m x 4.57m)

Stunning refitted kitchen with wall and base units with work surfaces incorporating; 1 ½ bowl sink unit with mixer tap. Built in electric oven and gas hob with extractor over and integral fridge freezer. Space for washing machine and dryer. Double glazed window and double glazed door to garden.

FIRST FLOOR LANDING AREA:

Access to roof space, part boarded.

First Floor W,C,

With wash hand basin set in vanity unit, and low level W.C, Double glazed frosted window to the rear. Tiled walls and floor.

BEDROOM ONE: 13'8" x 9'1" (4.18m x 2.78m) Built in wardrobes, double glazed window, radiator, built in cupboard housing combi boiler:

BEDROOM TWO: 10'5" x 9'7" (3.18m x 2.93m) Double glazed window to the rear, double radiator.

EXTERNALLY

Enclosed gardens to both front and rear with lawned and graveled areas, Decked area to the rear with garden shed and gated access.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: On Street

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

Flooding in last 5 years: No

Risk of Flooding: Zone one

Known safety risks at property (asbestos etc...): No

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No

Outstanding building works at the property: No

ACCESSIBILITY

This property has No accessibility adaptations:

- E.g. Ramp access to front door
- E.g. Accessible handrail to side door
- E.g. Wet room to ground floor
- E.g. Lift access to first floor

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: D

FH00009226/GO/GO/01.11.25



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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.

