



Owen Brannigan Drive Fordley

- Detached house
- Three bedrooms
- No chain
- Development potential
- Energy rating D

Asking Price: £110,000



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If you are a property developer that is looking for your next new project, or a family that are prepared to roll up your sleeves and create a home with your stamp on it, then we may just have the property for you! This detached three-bedroom house is available with no chain and ready for viewing!

The Dudley and Fordley area is a great location for buyers that want to live near good transport links to the A19 and A1, and is also convenient for the Northumbria Specialist Emergency Care Hospital at East Cramlington, and the local business parks of Apex Business Village and Northumberland Business Park West. The Manor Walks Shopping Centre and Retail Park in Cramlington are nearby, as well as local walks and cycling routes to the coast and Newcastle City Centre. This property is also near to Fordley Community Primary School, making it perfect for those short school runs.

The accommodation briefly comprises: entrance hall with a turned staircase to the first floor, lounge to the front, separate dining room to the rear, kitchen, lean-to store at the rear, three bedrooms, shower room, large garden to the rear with a shed and greenhouse, and a raised front garden with a drive to the side of the property and gate access. Heating is via a gas boiler with radiators, and the windows are double glazed.

ENTRANCE HALL

UPVC double glazed entrance door, turned staircase to first floor, dado rail, radiator, under stairs storage cupboard, doors to lounge and entrance hall.

LOUNGE (3.60m x 3.56m) (11'9 x 11'8)

UPVC double glazed bow window, radiator, gas fire with a stone surround and hearth, television arial, dado rail, coving to ceiling, doors to hall and dining room.

DINING ROOM (3.57m x 3.09m into alcove) (11'8 x 10'01 into alcove)

UPVC double glazed window to rear, living flame effect gas fire with a brick surround and hearth, radiator, dado rail, coving to ceiling, doors to lounge and kitchen.

KITCHEN (3.06m plus recess x 2.51m) (10'0 plus recess x 8'2)

Fitted wall and base units with work surfaces incorporating; single drainer sink unit, space for washing machine, space for fridge/freezer, wall mounted boiler, doors to hall, dining room and rear lobby.

REAR LOBBY

Space for fridge/freezer, door to kitchen, door to outhouse/store, external door to side of property.

OUTHOUSE (2.79m x 1.53m) (9'2 x 5'0)

UPVC double glazed window to rear, door to rear lobby.

FIRST FLOOR LANDING

UPVC double glazed frosted window to front, coving to ceiling, loft access, dado rail, doors to bedrooms and bathroom.

BEDROOM ONE (3.40m x 3.60m) (11'2 x 11'9)

UPVC double glazed window to front, fitted cupboard, radiator, laminate flooring.

BEDROOM TWO (3.39m x 3.10m) (11'1 x 10'2)

UPVC double glazed window to rear, wall mounted cupboard, radiator, laminate flooring.

BEDROOM THREE (2.81m x 2.54m max into recess) (9'2 x 8'4 max into recess)

UPVC double glazed window to rear, radiator, laminate flooring.

SHOWER ROOM/W.C.

White three-piece suite comprising; step in shower cubicle with electric shower, wash hand basin, low level W.C., radiator, tiled walls, laminate flooring, UPVC double glazed frosted window to side.

EXTERNALLY;

FRONT GARDEN

Mainly paved with wall and fenced boundaries, and gate access to a drive to the side.

REAR GARDEN

Comprises mainly of flower beds with paved paths, fenced boundaries, greenhouse and a shed.

TENURE

Freehold – not confirmed. It is believed this property is freehold, but we are unable to confirm this as we have no access to the documentation. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.

FH7502/DM/NF/03.11.2020/V.1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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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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