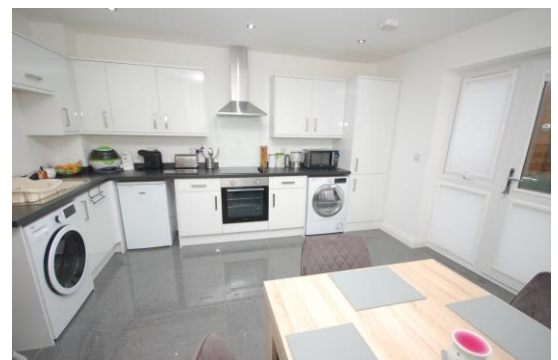




Western Terrace Dudley

- Modern mid link
- Two bedrooms
- Dining kitchen
- Off street parking
- Energy rating B

Offers Over: £ 110,000



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23 Western Terrace Dudley, Cramlington, NE23 7JF

An ideal purchase for a first-time buyer is this well presented two bedroom modern mid link situated within this modern development. The accommodation includes; entrance area with stairs to the first floor, lounge to the front, generous modern white high gloss dining kitchen with a good range of wall and base units incorporating a built in electric oven and hob with extractor hood over, space for appliances and space for table and chairs and door out to the rear garden. To the first floor two generous bedrooms with the master bedroom benefitting from modern fitted wardrobes. Externally there are low maintenance gardens to the front and rear. The property benefits from gas central heating, UPVC double glazing and off-street parking.

ENTRANCE HALL

Composite door, staircase to first floor.

LOUNGE (3.86m x 2.98m into alcove) (12'8 x 9'9 into alcove)

UPVC double glazed window to front, television point, sky point, radiator.

DINING KITCHEN (4.37m into door recess x 3.98m into alcove) (14'4 into door recess x 13'0 into alcove)

Fitted wall and base units with work surfaces incorporating; single drainer sink unit, built in electric oven, electric hob, extractor hood, space for washing machine, space for tumble dryer, space for fridge/freezer, combination boiler, radiator, tiled floor, UPVC double glazed window to rear, UPVC door to rear garden.

FIRST FLOOR LANDING

Access to loft.

BEDROOM ONE (2.76m x 3.37m plus wardrobes) (9'0 x 11'0 plus wardrobes)

UPVC double glazed window to rear, fitted wardrobes, television point, radiator.

BEDROOM TWO (2.98m x 2.65m) (9'9 x 8'8)

UPVC double glazed window to front, walk in cupboard, radiator.

BATHROOM/W.C.

White three-piece suite comprising; panelled bath with shower over, pedestal wash hand basin, low level W.C., heated towel rail, part tiled walls, tiled floor.

FRONT GARDEN

Block paved driveway, fenced boundaries.

REAR GARDEN

Artificial lawn, fenced boundaries.

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.

FH7585/VK/NF/11.01.2021/V.2



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			98
(81-91) B		84	
(69-80) C			
(55-68) D			
(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.