



Garden Terrace

Earsdon Village

We feel incredibly lucky to market our second home in the wonderful Earsdon Village this month! Beautiful location, with pleasant views to both the front and rear of the flat. Earsdon

Village has always been such a sought, after location, with lovely walks, church and local pubs. With two Metro stations either side of the village, local bus routes and an approximate 5-10, minute drive from our gorgeous coastline, what's not to love! A Victorian, period upper flat, originally three bedrooms but re-designed to offer a superb sized lounge and dining area, perfect for the family, contemporary living flame fire, stylish, modern fitted kitchen with integrated appliances, two spacious bedrooms, the principle, bedroom with a range of attractive fitted wardrobes, providing ample hanging and storage space, splendid, re-fitted family bathroom with shower. Gas radiator central heating system, double glazing, fantastic, spacious rooms! A real gem of a flat!

£149,500

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Double Glazed Entrance Door to:

ENTRANCE LOBBY: staircase to:

FIRST FLOOR LANDING AREA: Spacious landing area, radiator, loft access, door to:



LOUNGE/DINING ROOM: (front): 19'4 x 15'9, (5.89m x 4.80m), measurements into alcoves, a fabulous, open lounge and dining room making it perfect for the family. With so much light from the large double-glazed windows, this really is a lovely room! Stylish gas, log effect fire, radiator, storage cupboard, door to:



KITCHEN: 12'2 x 6'4, (3.71m x 1.93m), stylish and contemporary kitchen, incorporating a range of white base, wall and drawer units, high gloss roll edge worktops, integrated electric oven, gas hob, stainless steel cooker hood, spotlights to ceiling, tiled floor and splashbacks, one and a half bowl sink unit, plumbed for automatic washing machine, double glazed window, through to:

REAR HALLWAY: double glazed door to fire escape doors to rear yard, door to:

FAMILY BATHROOM: 9'2 x 5'4, (2.79m x 1.62m), Stunning, re-fitted family bathroom comprising of "P" shaped bath with hot and cold mixer taps, chrome shower with additional forest waterfall spray, pedestal washbasin, low level w.c. with push button cistern, tiled floor, fully tiled walls, double glazed window, radiator, extractor



BEDROOM ONE: (front): 15'1 x 10'1, (4.59m x 3.07m), with delightful front views, the measurements are excluding the depth of the attractive fitted wardrobes, providing ample hanging and storage space, radiator

BEDROOM TWO: (front): 11'1 x 8'7, (3.38m x 2.62m), maximum measurements, light and airy "L" shaped room with double glazed window and radiator

EXTERNALLY: Fire escape proving access through the rear yard

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains/Gas
Broadband: "CABLE / FIBRE / ADSL / SATELLITE"
Mobile Signal Coverage Blackspot: No
Parking:
"NO PARKING / STATE WHAT PARKING IS AVAILABLE"

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

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 years from 30/7/23
Peppercorn Ground Rent: £0

COUNCIL TAX BAND: A
EPC RATING: C

WB2120/AI/AI/12/11/24/V.1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	72	78
(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		





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 in relation 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.

16 Branches across the North-East

