



Cresswell Avenue | Palmersville | NE12 9DT

£180,000

Offered with No Upper Chain we are pleased to present this stylish three-bedroom semi-detached house, tastefully decorated and combining practicality with comfortable living. Located on Cresswell Avenue a convenient residential area, this delightful home is a wonderful opportunity for first time buyers or small families alike.

Step in to the entrance hall which gives access to a welcoming airy lounge finished with modern neutral decor ideal for relaxing and socializing, this leads to a lovely conservatory extension boasting views over the large rear garden. The breakfasting kitchen is well fitted with room for a table, ideal for family get together and a convenient guest w.c with storage completes the ground floor.

Upstairs you will find three bedrooms all served by the family bathroom which has a bath with shower over catering to both preferences.

Externally there is a garden with driveway to the front for off street parking and an enclosed garden to the rear offering a fantastic sized outdoor space ideal for relaxing or entertaining.

Situated in a friendly neighborhood this property is close to Forest Hall local amenities, schools and transport links making it an excellent choice for both professionals and families, an early internal inspection is highly recommended.

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Well Presented Semi Detached

Popular Sought-After Development

Conservatory Extension

Large Enclosed Rear Garden

Off Street Parking

Freehold

EPC:

Council Tax: A

ENTRANCE HALLWAY: Accessed via a double-glazed entrance door, the welcoming hallway features a radiator, staircase rising to the first floor, and a partially glazed door leading into the lounge.

LOUNGE: 16'3 x 10'2, (4.95m x 3.09m). A bright and comfortable reception room featuring a double-glazed bow window to the front, allowing plenty of natural light to flood the space. Additional features include a feature radiator, a further double radiator, and attractive alcoves.

BREAKFAST KITCHEN: 11'3 x 8'7, (3.58m x 2.61m). Fitted with a range of wall and base units complemented by work surfaces and a 1½ bowl sink unit. The kitchen benefits from an integrated dishwasher, gas cooker point, extractor hood, built-in storage cupboards, and partially tiled walls. A door leads through to the rear lobby.

REAR LOBBY: Providing useful additional storage with a built-in cupboard and space for a fridge freezer. There is access to the downstairs WC and a double-glazed door leading to the side of the property.

DOWNSTAIRS CLOAKS/W.C.: A practical ground-floor facility fitted with a low-level WC, wall and base units with worktops, and a wall-mounted combination boiler. The room is also plumbed for a washing machine.

CONSERVATORY: 9'3 x 9'1, (2.81m x 2.76m). A versatile and light-filled reception space featuring double-glazed windows to the side and rear elevations, together with double-glazed French doors opening onto the rear garden.

FIRST FLOOR LANDING AREA: Featuring double-glazed windows to the side and rear, the landing provides access to the loft space and all first-floor accommodation.

BEDROOM ONE: 12'0 x 9'5, (3.65m x 2.87m). A well-proportioned principal bedroom featuring a double-glazed window to the front, built-in wardrobes, and a radiator.

BEDROOM TWO: 10'2 x 7'5, (3.09m x 2.26m). A good-sized second bedroom with a double-glazed window to the front and a double radiator.

BEDROOM THREE: 7'4 x 8'6, (2.23m x 2.59m). Featuring a double-glazed window overlooking the rear garden and a double radiator.

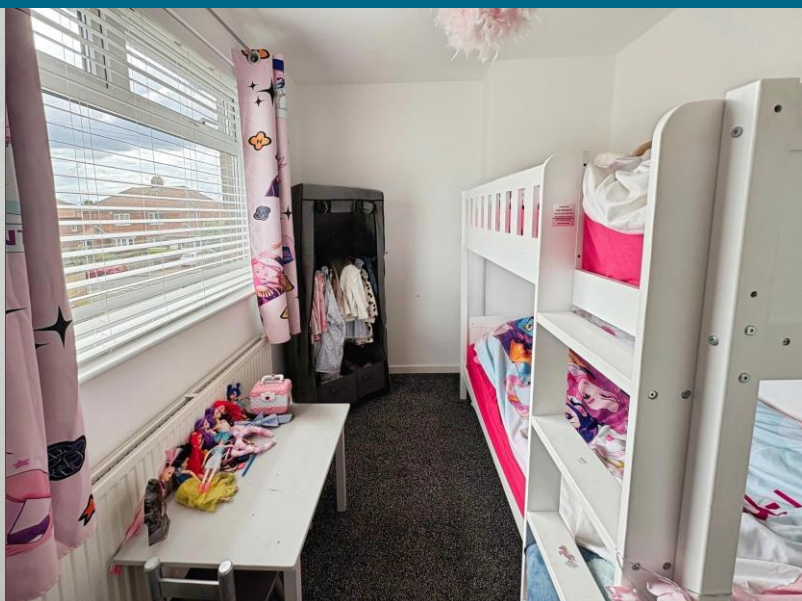
FAMILY BATH ROOM: Fitted with a panelled bath, electric twin-head shower with glass shower screen, pedestal wash hand basin, and low-level WC. Additional features include a radiator, partially tiled walls, and a double-glazed frosted window to the rear.

EXTERNALLY: The front garden has been designed for ease of maintenance, featuring gravelled and ornamental slate areas. Enclosed by wall and fence boundaries, the property also benefits from a driveway providing convenient off-road parking. The low-maintenance rear garden incorporates artificial lawn areas, patio seating space, gravelled sections, and an attractive raised decked area, ideal for outdoor entertaining. The garden is enclosed by fencing, with gated side access to the front of the property and an external water supply.

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Cable
Mobile Signal Coverage Blackspot: No
Parking: 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.

RESTRICTIONS AND RIGHTS

Listed? NO
Conservation Area? NO
Restrictions on property? NO
Easements, servitudes or wayleaves? NO
Public rights of way through the property? NO

RISKS

Flooding in last 5 years: NO
Risk of Flooding: ZONE 1
Any flood defences at the property: NO
Coastal Erosion Risk: LOW
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.

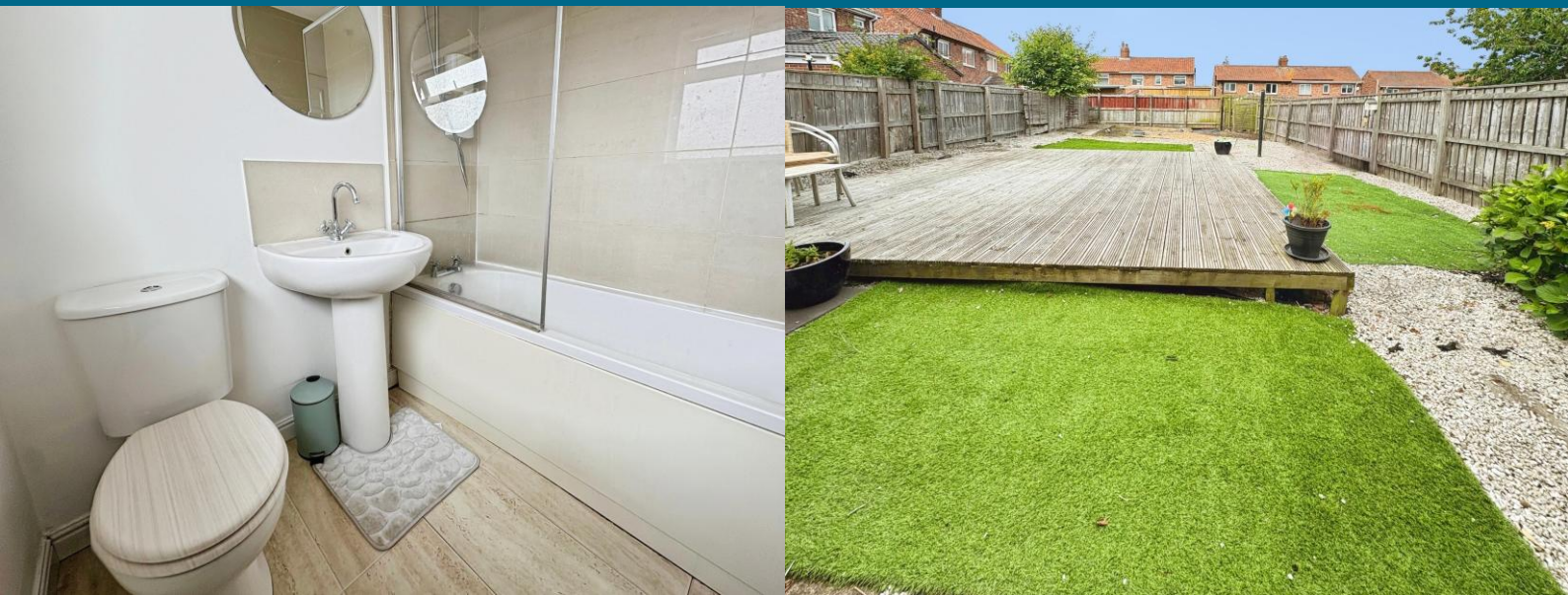
TENURE

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: TBC

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FLOORPLAN

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EPC RATING

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