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7 Kendal Gardens

, Howdon, NE28 0HH

This property is currently marked as "Sale Agreed," and no additional viewings will be conducted. We welcome inquiries from anyone looking to sell their property and interested in obtaining one of our "Gone" boards. Please feel free to contact us.

** GARDENS TO FRONT, SIDE AND REAR ** DRIVEWAY PARKING ** THREE BEDROOM END TERRACE **

** GREAT FIRST TIME BUY ** DOWNSTAIRS WC ** ** COUNCIL TAX BAND A ** FREEHOLD **

** CLOSE TO LOCAL AMENITIES, SCHOOLS AND MAJOR ROAD LINKS **

Offers Over £175,000

3 1 1 C

- Great Family Home or First Time Buy
- Three Bedrooms
- Council Tax Band A
- Gardens Front, Side and Rear
- Downstairs WC
- Freehold
- Driveway Parking
- Close to Local Amenities, schools and Major Road Links
- Energy Rating C

Entrance

UPVC door into hallway

Hallway

Radiator, double glazed window, laminate flooring, stairs to first floor, access to lounge, dining area and kitchen

Lounge

13'9" x 12'4" (4.20 x 3.77)
Open plan lounge/dining area, laminate flooring, double glazed window and radiator

Dining Area

9'2" x 8'1" (2.80 x 2.48)
Laminate flooring, radiator, French doors opening into rear garden

Kitchen

11'8" x 7'10" (3.58 x 2.41)
Fitted with range of wall and base units with complimentary work surfaces, sink, gas hob with overhead extractor hood, plumbed for washing machine, laminate flooring, part tiled walls, access to additional room and downstairs WC.

Additional room

9'2" x 600'4" (max 8'4") (2.80 x 183 (max 2.56))
Access to rear garden, laminate flooring, radiator, double glazed window and access to downstairs WC.

Dowstairs WC

4'1" x 3'2" (1.25 x 0.98)
WC and was hand basin

Stairs to First floor

Access to bedrooms, shower room and loft

Landing

Access to bedrooms, shower room and loft

Bedroom 1

12'5" x 10'2" (3.79 x 3.11)
Front elevation, double glazed window, radiator, built in cupboards.

Bedroom 2

9'3" x 9'3" (2.84 x 2.82)
Rear Elevation, double glazed window, radiator

Bedroom 3

8'7" x 7'9" (2.64 x 2.37)
Front elevation, double glazed window, radiator.

Shower Room

8'1" x 7'6" (2.47 x 2.29)
Double glazed window, ladder style radiator, walk in shower, WC and wash hand basin set in vanity unit and cupboard housing boiler.

External

There are gardens to front side and rear with driveway.

Para - Material Information

BROADBAND AND MOBILE:
At the time of marketing we believe this information is correct, for further information please visit https://checker.ofcom.org.uk
Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you’re inside a building. This means there may be differences between the coverage prediction and your experience.

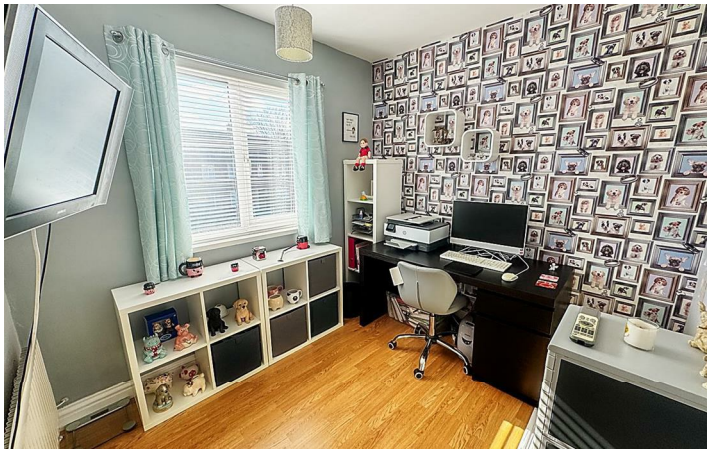
EE-Logo - Good outdoor and in-home
O2- Good outdoor
Three- Good outdoor, variable in-home
Vodafone - Good outdoor, variable in-home

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

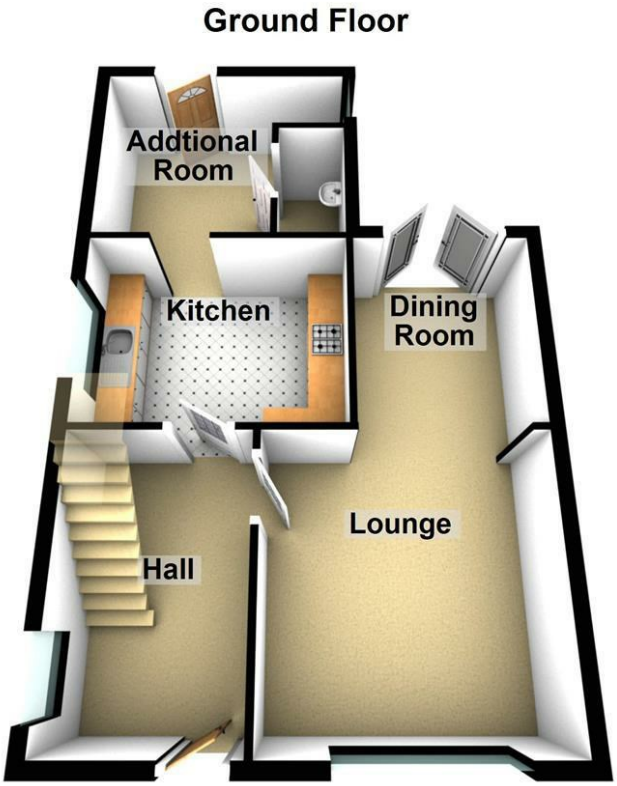
FLOOD RISK:
Yearly chance of flooding:
Surface water: Very low.
Rivers and the sea: Very low.

CONSTRUCTION:
Traditional
This information must be confirmed via your surveyor and legal representative.

SAMSUNG



Floor Plan



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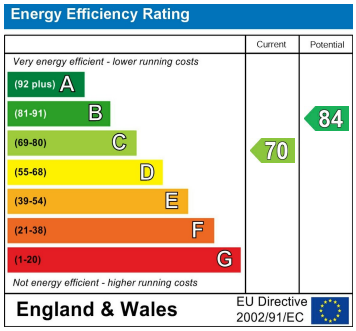

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