



Lansdowne Gardens | Stakeford | NE62 5LF

£140,000

Located on a bigger than average plot in the popular Wansbeck estate this two bed roomed semi detached is ready for someone to put their own stamp on. Although in need of modernization this will make a fabulous home for someone. The ground floor offers lounge, leading to conservatory and a kitchen/diner with separate utility room. The first floor has two bedrooms and a family bathroom. Externally the property has generous gardens front a rear and a separate garage with driveway at the back of the property. Early viewing is advised to appreciate what this house has to offer.

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Two Bedroom Semi Detached**Garage and Parking to Rear****Sough after Wansbeck Estate****No Upper Chain****Generous Plot****Freehold****In Need of Updating****EPC:D/ Council Tax:B****For any more information regarding the property please contact us today****PROPERTY DESCRIPTION:****ENTRANCE PORCH:** UPVC entrance door**ENTRANCE HALLWAY:** Single radiator, cupboard.**LOUNGE** 14.05 (4.28) x 15.52 (4.73)

Double glazed window to front, patio doors to rear, single radiator, fire surround, gas fire, television point, coving to ceiling.

KITCHEN 10.93 (3.33) x 8.99 (2.74)

Double glazed window to rear, double radiator, range of wall, floor and drawer units with co ordinating roll edge work surfaces, sink unit and drainer with mixer tap, tiled splash backs, space for cooker, space for fridge, wood flooring, double glazed door to utility room.

UTILITY ROOM 10.22 (3.11) x 6.87 (2.09)

Double glazed window to front and rear, fitted wall and base units, stainless steel sink unit, plumbed for washing machine.

CONSERVATORY 9.64 (2.93) x 11.27 (3.43)

Dwarf wall, double glazed windows.

FIRST FLOOR LANDING

Double glazed window to rear.

WET ROOM/WC: 7.51 (2.28) x 5.54 (1.68)

Shower cubicle, low level WC, pedestal wash hand basin, double glazed windows to rear and side, single radiator, extractor fan, loft access.

BEDROOM ONE 15.35 (4.67) x 10.91 (3.32)

Double glazed windows to front and rear, single radiator, fitted wardrobes drawers.

BEDROOM TWO 12.29 (3.74) x 7'55 (2.30)

Double glazed window to front, single radiator, built in cupboard.

FRONT GARDEN

Laid mainly to lawn, bushes and shrubs, greenhouse.

GARAGE (to bottom of garden)

Single, detached, up and over door, power and lighting.



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PRIMARY SERVICES SUPPLY

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

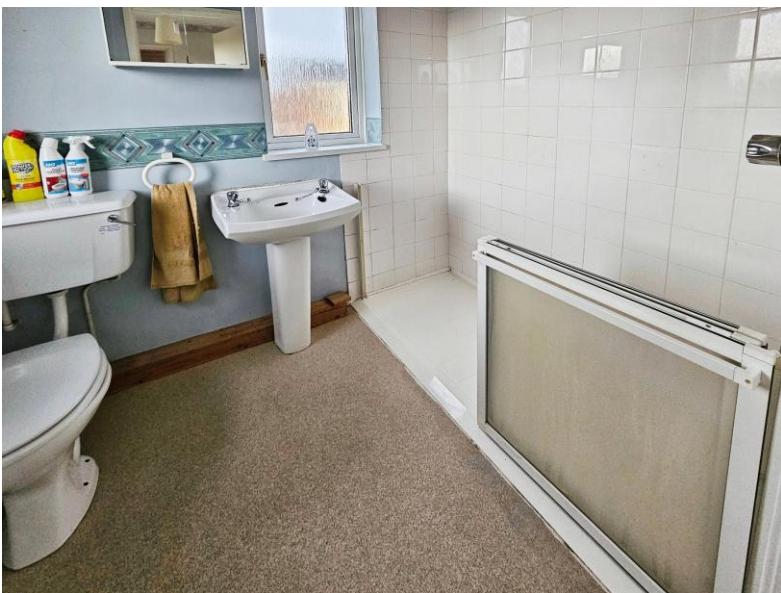
TENURE

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: B

EPC RATING:D

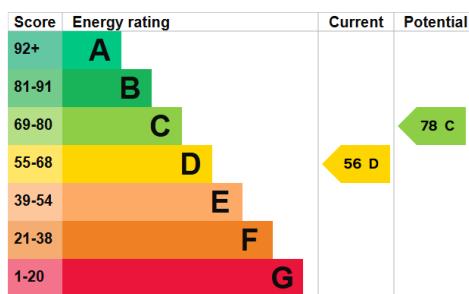
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