



Green Crescent | Dudley | NE23 7JS

**£95,000**

Located on the popular Green Crescent in Dudley with easy access to all local amenities, schools and transport links this property will appeal to both first time buyers and buy to let investors. The entrance lobby leads to a welcoming lounge with large window, a breakfasting kitchen with a good range of wall and base units and space for a table and chairs. The rear lobby has a useful storage cupboard and leads to the ground floor family bathroom with three-piece suite. The first floor offers two double bedrooms and an additional w.c. Externally you will find enclosed fenced gardens to enjoy to both front and rear.

Benefitting from UPVC double glazing, gas central heating and No Upper Chain, viewings recommended.

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**Mid Terraced Home**

**Ideal Starter/Investment Opportunity**

**Popular Location**

**Ground Floor Bathroom and Upstairs W.C.**

**Two Double Bedrooms**

**No Upper Chain**

**Gardens To Front & Rear**

**Tenure: Freehold**

**PROPERTY DESCRIPTION:**

**ENTRANCE DOOR** to

**ENTRANCE HALLWAY:** Staircase to first floor, radiator.

**LOUNGE:** (front): 12'5 into alcove x 12'8 (3.78m x 3.86m)  
Double glazed window to front, under stair cupboard, double radiator, alcoves.

**KITCHEN:** (rear): 15'7 x 6'9 (4.75m x 2.06m)  
Fitted with a range of wall and base units with work surfaces incorporating a single drainer sink unit with mixer tap, electric cooker point, space for washing machine, space for fridge freezer, part tiled walls, tiled flooring, radiator, double glazed window to rear, double glazed frosted window to side.

**INNER HALL:**  
Built in cupboard housing combination boiler, double glazed door to side, door to

**FAMILY BATHROOM: (ground floor):**  
White three-piece suite briefly comprising; panelled bath with mixer shower over, low level W.C., pedestal wash hand basin, radiator, tiled walls, double glazed frosted window to side.

**FIRST FLOOR LANDING AREA:** Double glazed window to side, access to roof space.

**BEDROOM ONE:** (front): 12'6 x 10'0 (3.81m x 3.05m)  
Double glazed window to front, built in cupboard, radiator.

**BEDROOM TWO:** (rear): 10'0 x 9'3 (3.05m x 2.82m)  
Double glazed window to rear, built in wardrobe, radiator.

**SHOWER ROOM:** (first floor):  
Briefly comprising; low level W.C., pedestal wash hand basin, step in shower cubicle with mains shower, tiled floor, radiator, double glazed frosted window to rear.

**EXTERNALLY:**

**FRONT GARDEN:** Lawned area, driveway, wrought iron boundaries.

**REAR GARDEN:** Gated access to front, mainly laid to lawn, decked area, garden shed, hedged and fenced boundaries.

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#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL

Broadband: NOT KNOWN

Mobile Signal Coverage Blackspot: NO

Parking: ON STREET

#### 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

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:

- E.g. Ramp access to front door
- E.g. Accessible handrail to side door
- E.g. Wet room to ground floor
- E.g. Lift access to first floor

#### 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

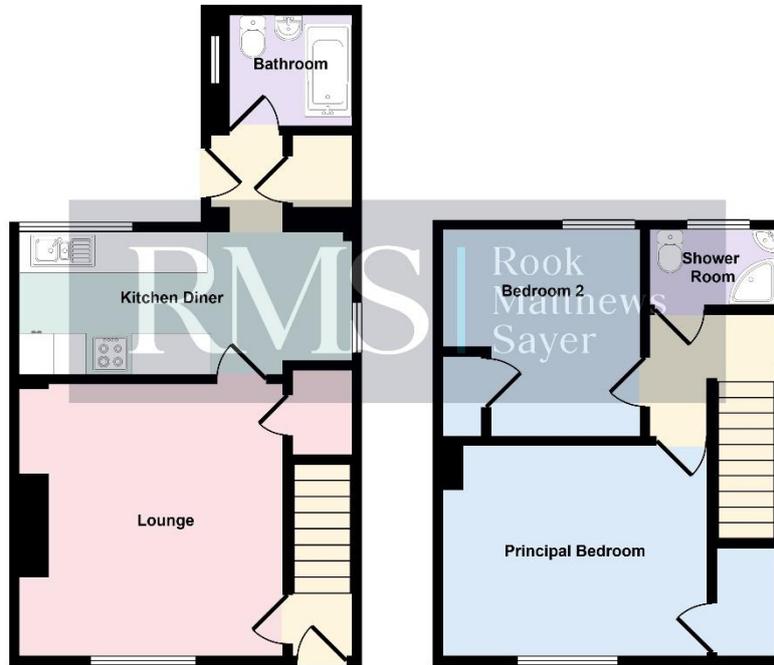
EPC RATING: TBC

FH00009309.GO.NF.03/03/2026.V.2

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Ground Floor

First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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