



Kirklands Burradon

- Semi Detached
- Spacious Living
- Two Bedrooms
- Large Private Garden
- Garage & Driveway

£ 149,950 Offers Over



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Kirklands

Burradon

PROPERTY DESCRIPTION

Presenting this semi-detached property on Kirklands, Burradon, listed for sale in an immaculate condition. This residence boasts a spacious layout, offering one reception room, a modern open-plan kitchen, two bedrooms, and a well-appointed bathroom.

The reception room is a delight with large windows that allow for ample light to flow through, creating a bright and airy space. The kitchen is equipped with modern appliances and includes dining space, ideal for family meals or entertaining guests. An added benefit of the kitchen is its direct access to the garden, seamlessly integrating indoor and outdoor living.

The property includes two double bedrooms, both with built-in wardrobes. The master bedroom further accentuates the property's spacious living. The bathroom is fully tiled, fitted with a heated towel rail, ensuring a warm, comfortable environment.

With an EPC rating of C and a council tax band A, this property is efficient and affordable.

Externally, the property excels with unique features such as a garage and a driveway that can accommodate up to three cars. A large garden presents a green oasis for outdoor enjoyment and leisure activities.

The location is unbeatable, situated close to local amenities, green spaces, and in a quiet area. The ideal choice for families and couples looking for a peaceful yet convenient living situation.

Experience the charm and convenience of this semi-detached property. Arrange your viewing today and explore the potential of making this house your new home.

Living Room: 13'08" x 12'08" - 4.17m x 3.86m

Dining Kitchen: 9'05" x 12'08" - 2.87m x 3.86m

Bedroom One: 9'10" x 9'06" (+ wardrobes) - 2.99m x 2.90m

Bedroom Two: 6'08" x 10'08" (+ wardrobes) - 2.03m x 3.25m

Bathroom: 6'02" x 6'05" - 1.88m x 1.96m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY AND GARAGE

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and 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: A

EPC RATING: C

FH00008694.SD.SD.7/6/24.V.1



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.

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