



Redford Place Burradon

- Semi Detached
- NO UPPER CHAIN
- Spacious Living
- Three Bedrooms
- Generous Garden

£ 169,950 Offers Over



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Redford Place

Burradon

PROPERTY DESCRIPTION

We are delighted to present to the market this charming semi-detached property, ideally located on Redford Place, Burradon, with convenient access to public transport links and an array of local amenities, whilst simultaneously offering a quiet and peaceful setting. This property, available for sale, is neutrally decorated, providing a blank canvas for you to create your ideal living space.

The property boasts a generous reception room, bathed in natural light with a garden view, and direct access to the spacious west-facing garden. The kitchen is flooded with natural light, creating a bright and welcoming environment. Furthermore, the property comprises three well-proportioned bedrooms: two double bedrooms, including a spacious master bedroom, and a single bedroom.

A fully tiled bathroom completes the internal accommodation, creating a modern, clean, and easy-to-maintain space. The property is energy efficient, with an EPC rating of C, and falls within council tax band B.

A unique feature of this property is the ample parking space available, thanks to the long driveway. Coupled with this, the property also benefits from a large, west-facing garden, providing an ideal outdoor space for both relaxation and entertainment.

This property is offered with no upper chain, making the purchase process smoother and faster. It is ideally suited for families and couples seeking a well-located, comfortable home with desirable features.

With its blend of convenience, comfort, and unique features, this property is a must-see.

Living Room: 16'10" x 14'05" (max) - 5.13m x 4.39m

Kitchen: 7'09" x 8'06" - 2.36m x 2.59m

Bedroom One: 14'03" x 8'01" - 4.34m x 2.46m

Bedroom Two: 10'06" x 8'01" - 3.20m x 2.46m

Bedroom Three: 7'06" x 6'03" - 2.29m x 1.91m

Bathroom: 6'01" x 6'01" - 1.85m x 1.85m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: CABLE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY

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: B

EPC RATING: C

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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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