



Beechwood Avenue Stakeford

- Semi Detached House
- Three Bedroom
- Chain Free
- Driveway & Garage
- EPC:D/ Council Tax:B/ Freehold



Offers In The Region Of £159,950

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SAYER

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Beechwood Avenue

Stakeford NE62 5AP

Entrance

UPVC entrance door.

Entrance Hallway

Stairs to first floor landing, single radiator, storage cupboard.

Lounge 14'04 inc arch x 11'05ft (4.37m x 3.48m)

Double glazed window to front, radiator, fire surround with marble inset and hearth, electric fire, telephone point, coving to ceiling.

Dining Room 10'09ft x 8'07ft (3.28m x 2.62m)

Double glazed patio doors to rear, double radiator, coving to ceiling.

Kitchen 10'09ft x 9'06ft max (3.28m x 2.90m)

Double glazed window to rear, heated towel rail, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, co-ordinating sink unit and drainer with mixer tap, space for cooker, vinyl floor.

Utility Room 7'09ft x 8'08ft max (2.36m x 2.64m)

Double glazed window to rear, plumbed for washing machine, double glazed door to rear.

First Floor Landing

Double glazed window to side, built in storage cupboard housing combi boiler.

Bedroom One 11'09ft max inc wardrobes x 11'09ft (3.58m x 3.58m)

Double glazed window to front, single radiator, fitted wardrobes.

Bedroom Two 11'09ft max x 10'09ft (3.58m x 3.28m)

Double glazed window to rear, radiator, coving to ceiling.

Bedroom Three 8'10ft x 7'08ft (2.69m x 2.33m)

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

Bathroom 5'05ft x 8'06ft (1.65m x 2.59m)

Three piece white suite comprising of; walk in shower, wash hand basin and low level wc (set in vanity unit), spotlights, three double glazed windows to rear, heated towel rail, tiling to walls, laminate flooring, cladding to ceiling.

External

To the front, block paved driveway leading to garage, lawned area. Rear garden laid mainly to lawn, block paved patio area, bushes and shrubs, water tap.

Garage 16'02ft x 7'07ft (4.93m x 2.31m)

Attached single garage with up and over door, lighting, three double glazed windows to side.

PRIMARY SERVICES SUPPLY

Electricity: mains

Water: mains

Sewerage: mains

Heating: mains

Broadband: fibre

Mobile Signal Coverage Blackspot: no

Parking: garage and driveway

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved

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: D

BD008189CM/SO.14.09.24.V.1

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 63 D | 77 C |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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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.

16 Branches across the North-East

