



## Eastwood Close Burradon

- Semi Detached
- Spacious Living
- Two Double Bedrooms
- Large Paved Garden
- FREEHOLD

**£ 145,000 Offers Over**



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# Eastwood Close

Burradon

## PROPERTY DESCRIPTION

Rook Matthews Sayer are pleased to present this attractive semi-detached house, currently listed for sale, on Eastwood Close, Burradon. The property is neutrally decorated, offering a clean and bright canvas for the new owners to personalise.

At the heart of this home is a spacious reception room that includes stairs leading to the first floor. The layout is advantageous for those who value open space and easy navigation. Adjacent to the reception room is a well-equipped kitchen, featuring modern appliances. The kitchen is bathed in natural light, providing a cheerful space for meal preparation. The room also offers ample dining space and provides easy access into a delightful conservatory, an ideal setting for morning coffee or evening relaxation.

This property boasts two double bedrooms. The master bedroom is particularly generous in size and includes built-in wardrobes for optimal storage. The second bedroom is also a double and is equally spacious, perfect for families or couples.

The bathroom has been recently refurbished and features a heated towel rail for your comfort, as well as a rain shower over the bath, offering a touch of luxury.

Externally, the property benefits from unique features such as off-street parking and a well-maintained garden, perfect for those with green fingers or those who simply enjoy outdoor living.

The location is truly desirable, with easy access to public transport links and local amenities. The surrounding green spaces contribute to a quiet and peaceful atmosphere, making this property ideal for families or couples seeking tranquillity within their local area.

With its unique features and prime location, this house offers a fantastic opportunity for those seeking a modern, spacious home in a serene setting.

Living Room: 13'07" X 12'08" (max) - 4.15m x 3.86m

Kitchen: 9'06" x 12'08" - 2.90m x 3.86m

Conservatory: 9'02" x 8'07" - 2.79m x 2.62m

Bedroom One: 9'11" x 9'06" (+wardrobes) - 3.02m x 2.90m

Bedroom Two: 6'08" x 12'08" - 2.03m x 3.86m

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: DOUBLE 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: A

EPC RATING: E

FH00008850.SD.SD.16/10/24.V.1



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