



## Gordon Terrace West Stakeford

- Mid Terraced House
- Three Bedroom
- Log Burning Stove
- Modern Presentation
- EPC:D/ Council Tax:A/Freehold

**£125,000**



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# Gordon Terrace West

Stakeford NE62 5UB

## Entrance Porch

UPVC entrance door, laminate flooring.

## Hallway

Stairs to first floor landing, laminate flooring, single radiator.

## Lounge 15'04ft x 15'03ft into bay (4.67m x 4.65m)

Double glazed bay window to front, double and single radiator, laminate flooring, log burner, tiled hearth, television point.

## Kitchen/Dining Room 11'09ft x 18'11ft (3.58m x 5.77m)

Double glazed window to rear, double radiator, fitted with a range of wall, floor and drawer unit with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, space for range oven, space for fridge/freezer, plumbed for washing machine/dishwasher, laminate flooring, double glazed door to the rear.

## Utility Room/ Rear Porch

Double glazed window to the rear, double glazed door to rear, space for dryer, tiled flooring,

## Bathroom 8'10ft x 6'05ft (2.69m x 1.96m)

Three-piece white suite comprising of, panelled bath with shower over via tap, wash hand basin (set in vanity unit), low level wc, spotlights, double glazed window to the rear, heated towel rail, tiling to walls, laminate flooring, cladding to ceiling.

## First Floor Landing

Loft access, built in storage cupboard, single radiator, telephone point.

## Loft

Pull down ladders, lighting and power, carpeted, skylights, used as storage, storage cupboards.

## Bedroom One 13'04ft x 11'04ft inc alcove (4.06m x 3.45m)

Double glazed window to front, radiator.

## Bedroom Two 6'11ft + wardrobes x 10'07ft (2.11m x 3.22m)

Double glazed window to rear, sliding mirrored fitted wardrobes, combi boiler, laminate flooring.

## Bedroom Three 11'10ft x 7'05ft (3.61m x 2.26m)

Double glazed window to front, single radiator.

## Shower Room

Double glazed window, low level wc, wash hand basin set in vanity, tiled flooring and walls, shower cubicle (mains shower), spotlights, cladding to ceiling.

## External

Front Garden laid mainly to lawn, bushes and shrubs, walled surrounds. Rear garden, garden shed, water tap.

## PRIMARY SERVICES SUPPLY

Electricity: mains

Water: mains

Sewerage: mains

Heating: mains

Broadband: fibre

Mobile Signal Coverage Blackspot: no

Parking: on street parking

## 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: D

BD008243CM/SO15.10.24.V.2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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