



Redford Place Burradon

- Semi-detached
- Three Bedrooms
- EPC: C
- Council tax band: B
- Tenure: Freehold

Asking Price: £169,950



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Redford Place

Burradon

Introducing this semi-detached house, an opportunity for first-time buyers, investors, and families alike. Currently listed for sale, this property offers an excellent canvass for those looking to inject their style into a new home, as it is in need of modernisation. This property features three bedrooms and a family bathroom. It is perfect for those who value space and comfort. The house comes with a spacious lounge, providing a cosy setting for family gatherings, relaxation, or entertaining guests. The house comes equipped with a kitchen, ready for you to add your personal touch. Whether you are an aspiring chef or a culinary enthusiast, you will appreciate the potential this cooking space has to offer. The property is rated C for Energy Performance Certificate (EPC), indicating a relatively good level of energy efficiency. This means lower energy costs, which is sure to be a welcome benefit for the new owners. The property falls within council tax band B, which is another important consideration for prospective buyers.

One of the unique features of this house is its single garage, that assures secure parking or additional storage space. Location is another important factor that sets this property apart. It is conveniently located near public transport links, local amenities, and walking routes - making it perfect for those who value convenience and an active lifestyle. In summary, this semi-detached house presents a fantastic opportunity to acquire a property with great potential, in a desirable location.

PORCH leading to

HALLWAY

KITCHEN: 8'06 x 7'09 max / 2.44m x 2.13m max

LOUNGE: 14'06 into alcove x 16'09 at max point / 4.27m into alcove x 4.88m at max point

CONSERVATORY: 12'06 max x 6'10 max / 3.66m max x 2.08m max

LANDING

BATHROOM: 6'01 x 6'02 max / 1.83m x 1.83m max

BEDROOM ONE: 14'03 x 8'03 max / 4.27m x 2.44m max

BEDROOM TWO: 10'04 x 8'00 max / 3.05m x 2.44m max

BEDROOM THREE: 6'03 x 7'05 max / 1.83m x 2.13m max

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: NONE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY & SINGLE GARAGE

MINING (delete as appropriate)

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.

RESTRICTIONS AND RIGHTS

Listed? NO

Conservation Area? NO

RISKS

Flooding in last 5 years: NO

Risk of Flooding: ZONE 1

Known safety risks at property (asbestos etc...): NO

ACCESSIBILITY

This property has no accessibility adaptations:

- E.g. Ramp access to front door
- E.g. Accessible handrail to side door
- E.g. Wet room to ground floor
- E.g. Lift access to first floor

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 to G / N/A"

EPC RATING: "A to G"

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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.

16 Branches across the North-East



The Property
Ombudsman