



- 3 Bed Mid Terraced House
- Lounge with Fireplace & French Doors
- Rear Patio/Yard
- Ideal First Purchase
- Well Presented & Appointed
- Well Fitted Kitchen/Dining Room
- Gas CH & SUDG
- Enclosed South Facing Garden
- Shower/WC
- Lovely Village Location



A well presented and appointed 3 bedroomed mid terraced house, situated within this pleasant and sought after village location. With gas fired central heating and sealed unit double glazing, the Hall leads to the Lounge, the focal point of which is a coal effect real flame gas fire within an attractive painted surround, corniced ceiling, dado rail, storage cupboard and French doors to the enclosed front garden. The Kitchen/Dining Room is fitted with a range of wall and base units with sink unit, Flavel dual fuel range style cooker with extractor over, integral dishwasher with matching door, plumbing for a washer and door to the rear yard. Stairs lead from the hall to the First Floor Landing. Bedroom 1 is to the front and has a range of built in wardrobes. Bedroom 2 is also to the front and has fitted wardrobes and access to the part boarded loft, with light, via a retractable ladder. Bedroom 3 is to the rear. The Shower/WC has a low level wc, washbasin with storage under, mirror and light over, double shower enclosure with rainhead shower, fully tiled walls and floor and a chrome towel warmer.

Externally, there is a pleasant South/East facing Front Garden, with patio and lawn, with fence surround and gate to the pathway. The Rear Yard makes a well presented patio area, with gate to the lane.

Maryside Place is within Clara Vale, a small village on the south side of the River Tyne, retaining a rural feel, yet with good road and public transport links to nearby Crawcrook and other surrounding areas.

#### Hall

**Lounge 16'8 x 15'4 (5.08m x 4.67m)**

**Kitchen/Dining Room 18'6 x 8'4 (5.64m x 2.54m)**

#### First Floor Landing

**Bedroom 1 15'0 x 9'2 (4.57m x 2.79m)**

**Bedroom 2 11'8 x 9'9 (3.56m x 2.97m)**

**Bedroom 3 9'5 x 8'4 (2.87m x 2.54m)**

**Shower/WC 8'6 x 8'0 (2.59m x 2.44m)**



Energy Performance: Current Potential

Council Tax Band: B

Distance from School:

Distance from Metro:

Distance from Village Centre:

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.