

- 2 Bed Mid Link House
- 21' Lounge with French Doors
- Refurbished Shower/WC
- Ideal First Purchase

- Much Improved & Well Presented
- 17' Fitted Kitchen
- Front Garden; Rear Patio Garden

- Gas CH & SUDG
- Wardrobes to Both Bedrooms
- Popular Location

****FOR SALE BY PUBLIC AUCTION 26 FEBRUARY 2019 AT RAMSIDE HALL HOTEL, DURHAM, DH1 1TD AT 7:00PM - FOR VIEWINGS, PLEASE CONTACT AUCTION HOUSE NORTH EAST ON 0191 908 9691**** A well presented and much improved 2 bedroomed mid link house, situated within a cul-de-sac, on this popular development within this pleasant village. With gas fired central heating and sealed unit double glazing, the Reception Hall leads to the 21' dual aspect Lounge, the focal point of which is a feature living flame gas fire within a polished wood surround and there is a picture window to the front and patio doors to the rear. The 17' Kitchen is fitted with a good range of wall, base and display units with split level oven, 4 ring ceramic hob with extractor over and plumbing for a dishwasher and auto washer. Stairs lead from the hall to the first Floor Landing, with storage cupboard, cupboard housing the boiler and access to the loft. Bedrooms 1 & 2 both have fitted wardrobes. The Shower/WC has been refurbished with a contemporary white suite with low level wc, vanity unit with wash basin and mirror fronted cabinet over and shower enclosure with mains rain head and hand held showers.

Externally, there is a lovely Front Garden with pedestrian only access to path leading to the front door. There is a lawn with a range of shrubs and plants to the border. There is also a Rear Patio Garden with double gates.

Burradon is conveniently located for main road links into Newcastle, to the Coast, Wideopen and Seaton Burn, Cramlington and other surrounding areas.

Reception Hall

Lounge 21'6" x 11'7" (6.55m x 3.53m)

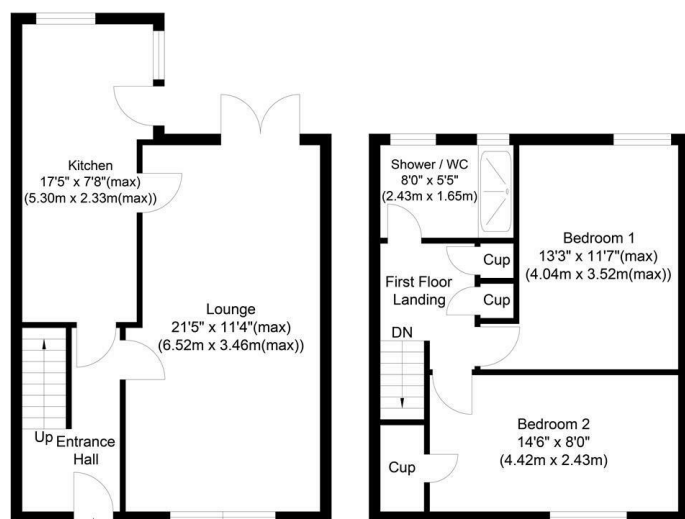
Kitchen 17'3" x 6'8" (+ recess) (5.26m x 2.03m (+ recess))

First Floor Landing

Bedroom 1 13'6" x 9'5" (+dr recess) (4.11m x 2.87m (+dr recess))

Bedroom 2 8' x 14'6" (to back of robes) (2.44m x 4.42m (to back of robes))

Shower/WC 8'1" x 5'8" (2.46m x 1.73m)



Ground Floor
Approximate Floor Area
425.92 sq. ft.
(39.57 sq. m)

First Floor
Approximate Floor Area
372.0 sq. ft.
(34.56 sq. m)

Illustration for identification purpose only, measurements are approximate, not to scale.

Energy Performance: Current C Potential B
Council Tax Band:
Burradon Community Primary School: 0.2 Miles
Wideopen: 3.75 Miles
Cramlington: 3.9 Miles
Newcastle upon Tyne: 8.7 Miles
Killingworth: 2.7 Miles
Whitley Bay: 7.75 Miles

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.