



Willow Drive Stannington

- Two bedroomed end terrace
- Finished to high standard
- Double patio doors
- Driveway for two cars
- Rear garden with patio area
- Section 106

Asking Price **£ 155,000**

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Willow Drive, Stannington

Very rarely found on the market in this area! Fantastic opportunity to purchase this superbly presented, two double bedroomed family home located on Willow Drive, Stannington. The property itself has been finished to a very high standard throughout, with two private parking spaces to the front and that all important enclosed garden to the rear offering uninterrupted views.

The property is a Discount Market Value property and will be sold at 70% of the open market value agreed by Northumberland County Council. Discount Market Value homes are subject to criteria within the Section 106 section on the Northumberland County Council website.

The property briefly comprises:- Entrance hallway, downstairs W.C, bright and airy open plan lounge with floods of natural light from the double patio doors leading straight into the garden. The lounge has been fitted with cream carpets and finished beautifully with an electric fire with surround. The kitchen/diner makes full use of space with a lovely fitted seating area, ideal for family sit down meals. The high spec kitchen has been fitted with a range of modern wall and base units, offering great storage. Integrated appliances include an electric oven and hob, fridge/freezer and dishwasher.

To the first floor of the accommodation, you have two double bedrooms, both of which are very spacious and have been decorated in a neutral colour and carpeted throughout. The family bathroom has been fitted with W.C., hand basin, bath and shower over bath.

Externally to the front of the property, you have a private driveway which can accommodate at least two cars plus extra visitors parking. To the rear you have a generous sized level grassed garden with patio area, ideal for those who enjoy outdoor entertaining.

Guaranteed to impress, this is home will attract a huge amount of interest!

Lounge	14.07 x 11.03	At biggest points (4.45m x 3.43m)
Kitchen/Diner	16.00 x 7.06	(4.88m x 2.29m)
Downstairs W.C.	6.06 x 3.00	(1.98m x 0.91m)
Bedroom One	14.07 x 11.05	At biggest points (4.45m x 3.48m)
Bedroom Two	14.07 x 9.02	At biggest points (4.45m x 2.79m)
Bathroom	7.04 x 6.02	(2.24m x 1.88m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains gas
Broadband: Fibre (cabinet)
Mobile Signal Coverage Blackspot: No
Parking: Allocated parking space

RESTRICTIONS AND RIGHTS

Listed: No
Restrictions on property: Section 106
Easements, servitudes or wayleaves: No
Public rights of way through the property: No

RISKS

Flooding in last 5 years: No
Risk of Flooding: Zone 1
Any flood defences at the property: No
Coastal Erosion Risk: No
Known safety risks at property: No

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No
Outstanding building works at the property: No

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity.

ACCESSIBILITY

This property has "has / has no" no accessibility adaptations:

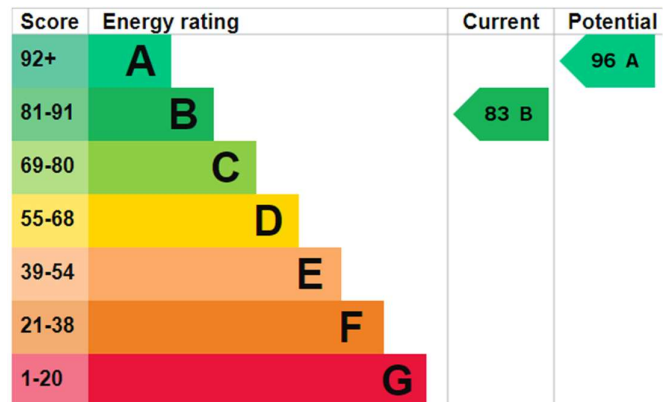
TENURE

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

EPC RATING: B

COUNCIL TAX BAND: C

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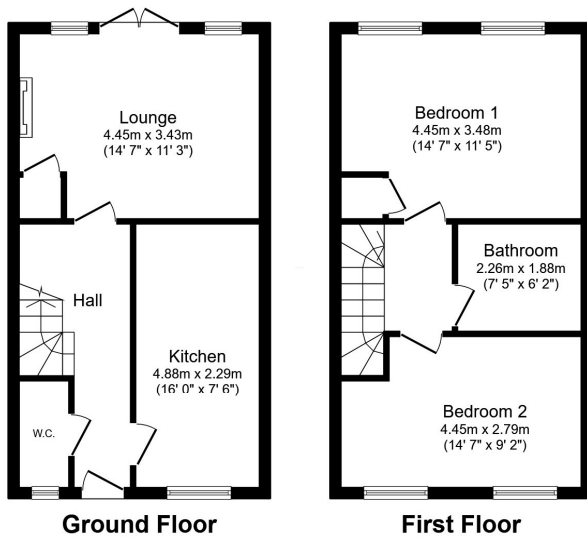
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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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Willow Drive, Stannington



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections. Powered by Propertybox.



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