



McCracken Drive Wideopen

- Traditional semi detached house
- Ample off street parking
- Two double bedrooms
- Sunny enclosed garden
- Large conservatory
- Ideally suited for a first time

buyer

Offers Over **£ 150,000**

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SAYER

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McCracken Drive, Wideopen

An immaculate traditional semi detached house located within the popular Greenfields Estate in Wideopen. The property benefits from a range of modern fixtures and fittings and is ideally suited for a first time buyer. Key features include a large conservatory to the rear, two double bedrooms, pleasant private garden to the rear and ample off street parking for several cars. It is well positioned for access to local shops, amenities and transport links as well as being a short distance to the A1 motorway.

Briefly comprising to the ground floor entrance porch which leads to the inner hallway. There is a sitting room with French doors leading to the large conservatory to the rear and a modern fully fitted kitchen. To the first floor are two double bedroom and a family bathroom with shower. To the rear is a sunny enclosed garden whilst to the front is a paved driveway providing ample off street parking. Additional features include modern UPVC double glazing and gas fired central heating via combination boiler.

ENTRANCE DOOR LEADS TO:

ENTRANCE PORCH

Double glazed entrance door, double glazed windows to front and side, courtesy light, tiled floor.

ENTRANCE HALL

Staircase to first floor.

SITTING ROOM 16'5 x 10'1 (5.00 x 3.07m)

Double glazed window to front, double glazed French door, radiator.

CONSERVATORY 11'10 x 9'2 (3.61 x 2.79m)

Double glazed window to rear and side, double glazed door, radiator.

KITCHEN 16'4 x 8'7 (plus recess) (4.98 x 2.62m)

Fitted with a range of wall and base unit, 1 ½ bowl sink unit, gas cooker point, tiled floor, wall mounted combination boiler, radiator, double glazed window to front and rear, double glazed door to side.

FIRST FLOOR LANDING

Double glazed window, access to roof space.

BEDROOM ONE 16'6 x 10'1 (into alcove) (5.03 x 3.07m)

Double glazed window to rear, two radiators.

BEDROOM TWO 9'0 (plus recess) x 9'6 (plus doorway) (2.74 x 2.90m)

Double glazed window to front, built in cupboard, radiator.

FAMILY BATHROOM

Panelled bath with shower over, wash hand basin with set in vanity unit, low level WC, tiled walls, heated towel rail, double glazed frosted windows to rear.

SEPARATE W.C.

REAR GARDEN

Lawned area, gravelled area, planted borders, fenced boundaries.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

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. The North East region is famous for its rich mining heritage and 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: TBC

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Waiting on EPC

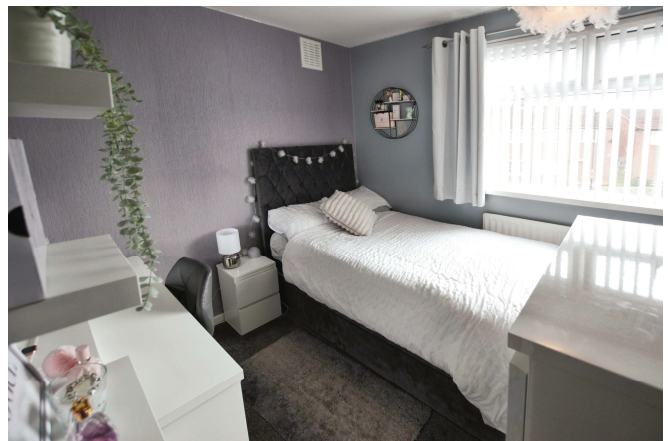
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16 Branches across the North-East



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