



## Stakeford Crescent Stakeford

- Semi Detached House
- Four Bedroom
- Two Reception Rooms
- Front & Rear Gardens
- EPC:C/ Council Tax:A/ Freehold

**£130,000**



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# Stakeford Crescent

Stakeford

## Entrance

UPVC entrance door.

## Entrance Hallway

Stairs to first floor landing, single radiator, laminate flooring.

## Lounge 11'09ft + bay x 12'02ft including alcove (3.58m x 3.71m)

Double glazed bay window to front, radiator, fire surround, electric fire, coving to ceiling,

## Dining room 9'09ft max x 18'03ft (2.97m x 5.56m)

Double glazed window, laminate flooring.

## Kitchen 16'05ft + door recess x 8'02ft + door recess (5.00ft x 2.48m)

Double glazed window to rear, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, breakfast bar, space for range oven, plumbed for washing machine, laminate flooring, storage cupboard, double glazed door, door to garage.

## Conservatory 14'09ft x 8'08ft (4.50m x 2.64m)

Double glazed windows, French doors to rear.

## Bedroom One 11'08ft x 13'04ft + wardrobes (3.56m x 4.06m)

Two double glazed windows to front, radiator, sliding mirror fitted wardrobes.

## Bedroom Two 9'03ft x 10'02ft max (2.82m x 3.10m)

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

## Bedroom Three 8'10ft x 9'09ft (2.69m x 2.97m)

Double glazed window to front, single radiator, sliding door fitted wardrobes.

## Bedroom Four 7'02ft x 6'02ft (2.18m x 1.88m)

Double glazed window to rear, radiator, loft access.

## Bathroom 9'09ft x 7'11ft max (2.97m x 2.41m)

Four-piece white suite comprising of panelled bath, wash hand basin (set in vanity unit), shower cubicle, low level wc, double glazed window to rear, double radiator, vinyl flooring.

## External

Low maintenance front garden, driveway leading to garage. Rear garden laid mainly to lawn, patio area. Attached single garage with roller door.

## PRIMARY SERVICES SUPPLY

Electricity: mains

Water: mains

Sewerage: mains

Heating: mains

Broadband: satellite

Mobile Signal Coverage Blackspot: no

Parking: drive and garage

## 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.

*Property is subject to tenancy*

## 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: C

BD008020CM/SO.30.04.24.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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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