



## Croxdale Terrace

### Greenside

- Terraced House
- Two Bedrooms
- Immaculately Presented
- EPC – C
- Council Tax – A

**Offers in excess of £135,000**



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# 9 Croxdale Terrace, Greenside

Welcome to your dream home! On offer is a beautifully presented, terraced house in immaculate condition, ready to become the backdrop for your memories. This charming property boasts two bedrooms, one bathroom, a reception room, and a kitchen, all thoughtfully designed to maximise comfort and convenience.

As you step inside, the inviting reception room is a warm welcome, complete with an enchanting Inglenook fireplace and a cosy log burner, perfect for those chilly evenings. The kitchen is a real delight, providing ample space for culinary explorations. The large walk-in pantry offers generous storage, and the additional dining space creates a fantastic environment for socialising and family meals.

When it comes to rest, two bedrooms await. The first bedroom is a spacious double with built-in wardrobes, providing plenty of space for relaxation and storage. The second bedroom, a large single, is equally inviting and perfect for guests or as an office space.

A beautifully designed bathroom with a shower over bath arrangement completes the interior of this lovely home.

Outside, you'll find an enclosed rear yard, ideal for alfresco dining or simply soaking up the sun. A front garden adds to the overall charm, providing a green space to enjoy.

With no onward chain, this property is ideal for first-time buyers. The location is fantastic as well, with public transport links, local amenities, and green spaces, all within easy reach.

This house is waiting to become a home, and it could be yours. Get in touch today to arrange a viewing.

## Entrance

Wooden door to porch, wooden door to living room

## Living Room 5.04m 16.6" (Into Alcove) x 4.60m 15.1"

UPVC window to front, Radiator, Storage under Stairs, Inglenook Fireplace with Log Burner

## Kitchen 2.71m 8.11" x 3.70m 12.2"

Two UPVC Windows and UPVC door to yard. Wall and base units, integrated gas hob and electric oven, sink, Built in seating area with storage, large walk in pantry, radiator

## Stairs to Landing

## Bedroom one 4.52m 14.10" x 3.68m 12.0"

Double fitted wardrobes, storage cupboard, UPVC window to front, Radiator

## Bedroom two 3.02m 9.11" x 2.85m 9.4"

Upvc window to rear, radiator

## Bathroom

Part tiled, Shower over bath, wash basin, low level WC, radiator, UPVC window

## External

Garden to front, Secure enclosed paved yard to rear

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: ADSL

Mobile Signal Coverage Blackspot: NO

Parking: On Street Parking

## 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: C



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 87 B      |
| 69-80 | C             | 71 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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