



Edgefield Avenue | Fawdon | NE3 3ND

Auction Guide £100,000



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Traditional semi detached

2 double bedrooms

Dining kitchen

Ample off street parking

Generous garden to the rear

UPVC double glazing

ROOK
MATTHEWS
SAYER

A traditional semi detached house conveniently located close to shops, amenities, bus and metro links. The property benefits from a generous garden to the rear together with ample off street parking.

Briefly comprising entrance hallway, sitting room with bay window, dining kitchen with French doors leading to the rear garden. To the first floor are 2 double bedrooms and a box room. There is also a family bathroom. There is a generous garden to the rear with paved driveway to the front with wrought iron railings. The property also benefits from UPVC double glazing and gas fired central heating via combination boiler.

**ENTRANCE DOOR LEADS TO:
ENTRANCE PORCH**

Double glazed entrance door.

ENTRANCE HALL

Staircase to first floor.

LOUNGE 12'10 x 11'9 (3.91 x 3.58m)

Double glazed bay window to front.

DINING KITCHEN 17'10 x 10'10 (5.44 x 3.30m)

Fitted with a range of wall and base units, single drainer sink unit, space for automatic washer, double glazed French doors, double glazed window.

BEDROOM ONE 13'9 x 11'3 (4.19 x 3.43m)

Double glazed window to front, radiator.

BEDROOM TWO 10'11 x 10'2 (3.33 x 3.10m)

Double glazed window to rear, radiator.

BOX ROOM

Double glazed window to front, radiator.

FAMILY BATHROOM

Three piece suite comprising: panelled bath with shower over, pedestal wash hand basin, low level WC, double glazed frosted window.

FRONT GARDEN

Wrought iron railings, driveway.

REAR GARDEN

Lawned area, paved area, patio, fenced boundaries.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: TBC

Mobile Signal Coverage Blackspot: No

Parking: Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

ACCESSIBILITY

This property has accessibility adaptations:

- Ramp access

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 EPC

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