



First Row | Linton | NE61 5SH

£110,000

Three-bedroom terraced house in the popular village of Linton in need of some updating. The property briefly comprises of an entrance hall, lounge, dining room, kitchen, and utility room downstairs. To the first floor you will find three good sized bedrooms and a family bathroom. Externally there is a large well established front garden and a spacious attached garage with WC to the rear. No onward chain.

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Three-bedroom terraced house in Linton

Oil central heating

Double glazing

Large well established front garden

No onward chain

Good sized garage

In need of some updating

Freehold

EPC-TBC

Council tax band: A

For any more information regarding the property please contact us today

ENTRANCE: UPVC entrance door

ENTRANCE HALLWAY: Tiled flooring, storage cupboard.

LOUNGE: 15'5 (4.70) X 13'11 (4.24)
Double glazed front window, double radiator, fire surround, coving to ceiling, double doors to:

DINING ROOM: 13'9 (4.19) X 13'7 (4.15)
Double glazed rear window, double radiator, coving to ceiling.

KITCHEN: 5'0 (1.52) X 12'0 (3.66)
Double glazed rear window, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with pillar taps, tiled splash backs, built in electric fan double oven, electric hob with extractor fan above.

UTILITY ROOM: 6'1 (1.85) X 5'4 (1.62)
Space for fridge freezer.

FIRST FLOOR LANDING: Loft access

BEDROOM ONE: 13'11 (4.24) X 9'7 (2.92)
Double glazed front window, double radiator, fitted wardrobes.

BEDROOM TWO: 10'0 (3.05) X 13'9 (4.19)
Double glazed rear window, double radiator, fitted wardrobes.

BEDROOM THREE: 7'5 (2.26) X 10'7 (3.22)
Double glazed front window, single radiator, fitted wardrobes.

BATHROOM/WC: 4-piece white suite comprising: Panelled bath, pedestal wash hand basin, shower cubicle, low level wc, double glazed rear window, heated towel rail, part tiling to walls.

FRONT GARDEN: Laid mainly to law, bushes and shrubs, flower borders, fencing surround.

Garage: large single attached garage with up and over door, power, and lighting, toilet.

Private yard to rear.



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Oil

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Garage/Street parking

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. The North East region is famous for its rich mining heritage. We have been advised that the property is known to be at risk from mining activities in the locality, therefore please speak with your conveyancer for further information.

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:

EPC RATING: TBC

AS00010300 FG/GD BROCHURE VERSION ONE



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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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