



Means Court, Burradon, NE23 7PE

£150,000

Fantastic opportunity to purchase this fully renovated family home, beautifully upgraded and ready to move in to, situated in Burradon, with a wealth of amenities nearby. The superb accommodation begins with welcoming generous porch with access to guest w.c., leading to a bright and airy I shaped living room with dining area and a stunning contemporary newly fitted kitchen, finished to a very high standard with built in appliances. Upstairs the property continues to impress with three bedrooms and a gorgeous fitted bathroom with bath and shower over enjoying practicality and style. To the rear there is an enclosed garden ideal for entertaining. The property has been greatly enhanced by current vendors to include, recently installed central heating, refitted bathroom, replastered walls, freshly decorated and new flooring throughout. This really is a must-see property presented in show home condition. Early inspection essential to avoid disappointment.

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Stunning Family Home

Fully Refurbished

Beautifully Presented

Three Bedrooms

Newly Fitted Kitchen

Ground Floor Cloaks/W.C.

Garden To Rear

Early Inspection Essential

ENTRANCE PORCH:

Useful and versatile porch, door to:

GROUND FLOOR W.C.

With wash hand basin, low level w.c, double glazed window to front.

LOUNGE THROUGH DINING ROOM : L SHAPED

21'5 max X 18'2 (6.53 x 5.53 max)

Beautiful spacious lounge through dining room, bright and airy with dual aspect windows perfect for relaxing and entertaining, two double radiators.

KITCHEN: (rear): 11'6 x 11'9, (3.51 m x 3.58 m),

Fabulous re-modelled kitchen, incorporating a range of sleek and stylish base, wall and drawer units, contemporary worktops, integrated electric oven, hob with glass splash back and cooker hood. Space fridge freezer and plumbed for washing machine. Spotlights to ceiling, modern flooring, double glazed window x 2 and door to the rear.

FIRST FLOOR LANDING AREA:

Airing cupboard housing combi boiler, storage cupboard, double radiator, access to roof space.

BEDROOM ONE: (front): 15'7 x 8'4, (4.75m x 2.54m),

Double glazed window, double radiator.

BEDROOM TWO (front): 12'3 x 9'5, (3.73m x 2.87m),

Double glazed window to front, double radiator.

BEDROOM THREE (rear) 11'8 x 5'5 (3.56 x 1.65)

Double glazed window over looking garden and double radiator.

FAMILY BATHROOM:

Gorgeous, re-fitted bathroom, comprising of, bath with hot and cold mixer taps, twin headed shower over with glass screen, wash hand basin set in vanity unit, low level w.c. with push button cistern, part tiled walls and floor, chrome ladder radiator, double glazed frosted window to the rear.

EXTERNALLY: Enclosed garden to the rear with brick bbq, paved patio and gated access to the rear. Lawned area to the front

T:01912667788

foresthall@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: On Street

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. -

RESTRICTIONS AND RIGHTS

Listed? NO

Conservation Area? NO

Restrictions on property? NO

Easements, servitudes or wayleaves? NO

Public rights of way through the property? NO

RISKS

Flooding in last 5 years: No

Risk of Flooding: Zone 1

Known safety risks at property (asbestos etc...) No

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No

ACCESSIBILITY

This property has no accessibility adaptations:

- E.g. Ramp access to front door
- E.g. Accessible handrail to side door
- E.g. Wet room to ground floor
- E.g. Lift access to first floor

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: D

FH00009267/GO/GO/23.12.25/V2

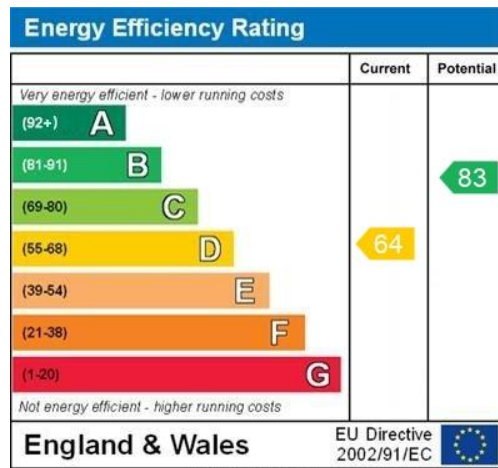


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