

Andrew Craig

The Property Specialists

andrewcraig.co.uk



The Oval, Ouston

£88,000

EPC Rating: C

Ref: 296877



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The Agent of the North

GET YOUR VANS AT THE READY - NO CHAIN INVOLVED FAMILY/STARTER HOME

A three bedroom mid terraced house occupying a quiet cul-de-sac location offering good decorative order throughout and being close to local amenities and transport links to the surrounding areas making this ideal for young/growing families and as a started home for first time buyers. The property provides deceptively spacious accommodation which presently comprises: Two reception rooms and fitted kitchen to the ground floor together with three bedrooms (two doubles and one single) and bathroom/w.c., to the first floor. The property benefits from upvc double glazing and gas central heating via radiators. Early viewing is strongly advised.

GROUND FLOOR

UPVC part opaque glazed entrance door leading to entrance hall with stairs up to first floor. Understair storage cupboard. Laminate flooring and radiator.

LOUNGE 4.75m (15'7) x 3.81m (12'6)

With picture window providing outlook to the rear, living flame pebble effect gas fire inset to chimney breast.

DINING/SITTING ROOM 3.78m (12'5) x 2.84m (9'4)

With picture window providing outlook and natural light to the front elevation. Radiator.

KITCHEN 2.84m (9'4) x 2.21m (7'3) Into recess.

Fitted with a range of wall and floor units with work surfaces over and incorporating a stainless steel sink unit with mixer tap. Integrated appliances include an electric oven with four ring gas hob and extractor hood over, washing machine and built in fridge and freezer. Laminate flooring and radiator. Exterior door leading out

FIRST FLOOR

LANDING - With loft access.

MASTER BEDROOM 4.39m (14'5) x 3.2m (10'6) plus recess.

Radiator and window to rear.

BEDROOM 3.25m (10'8) x 2.9m (9'6)

With radiator. Window to the front.

BEDROOM 3 3.15m (10'4) x 2.34m (7'8)

L Shaped with radiator. Window to the front.

BATHROOM

With white coloured suite comprising of low level w.c., pedestal washbasin and panelled bath with shower attachment. Tiling to walls.

EXTERIOR

To the front there is an enclosed laid to lawn garden screened by hedging, a blocked paved garden area to rear with bin store.

The Agent of the North

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In accordance with the Property Misdescriptions ACT (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Tenure and boundary information are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.