

31 Churchill Street, Howdon



Offers over £129,950

This is a superb opportunity to purchase this semi detached house which has TWO DOUBLE BEDROOMS. The home is presented to a good standard throughout and has a MODERN KITCHEN/DINER and boasts a lovely LOW MAINTENANCE GARDEN to the rear that benefits from a WESTERLY aspect.

Ideally placed for reach of local amenities as well as road links, the property briefly comprises; hallway, lounge, kitchen/diner, two double bedrooms and a spacious bathroom. Externally there is decorative paving to the front providing space for ON SITE PARKING, access to a single GARAGE and a garden to the rear. FREEHOLD. Council tax band B. Energy rating D. To arrange a viewing call next2buy on 0191 2953322.

The Property Comprises

Entrance Hallway

Double glazed entrance door, laminate flooring, storage cupboard, stairs to the first floor landing, radiator.



Lounge

16'7" x 10'11" (5.06 x 3.32) Double glazed bay window, laminate flooring, radiator, fireplace with electric fire.



Kitchen/Diner

16'6" x 9'9" max (5.04 x 2.97 max) Fitted with a modern range of wall and base units with contrasting work surfaces over, integrated oven and hob with extractor hood over, Belfast style sink, integrated washing machine and dryer, laminate flooring, double glazed window, radiator, double glazed patio doors leading out to the rear garden.



Landing

Double glazed window, access to bedrooms and bathroom.

Bedroom 1

16'5" into robe x 10'11" (5.00 into robe x 3.34) Fitted with a range of built in wardrobes, laminate flooring, double glazed window, radiator.



Bedroom 2

14'2" x 8'1" (4.32 x 2.46) Laminate flooring, double glazed window, radiator.



Bathroom

8'2" x 7'11" (2.49 x 2.41) Fitted with a four piece suite comprising; freestanding roll top bath, shower cubicle, low level WC, wash hand basin. Tiling to walls and floor, double glazed windows, ladder style radiator.

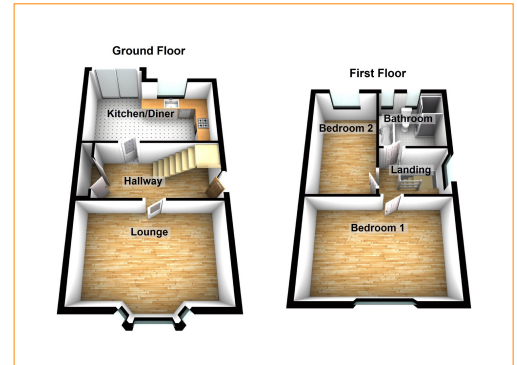


External

Externally the front has decorative paving providing space for on site parking. There is a shared driveway which leads to a single garage. The rear garden has feature paved patio, artificial turf and decking, the garden has been designed with low maintenance in mind and benefits from a westerly aspect.

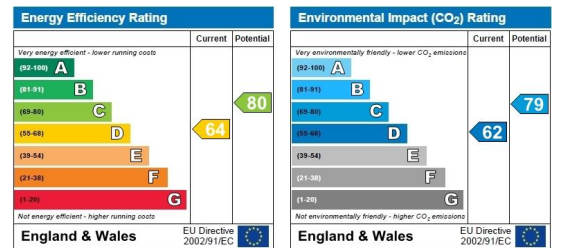


FLOOR PLANS



These plans are intended as a guide only, they are NOT TO SCALE. They are provided to give an overall impression of room layout and should not be taken as being scaled drawings.

ENERGY EFFICIENCY AND ENVIRONMENTAL IMPACT



VIEWING ARRANGEMENTS

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