

Accommodation

Ground Floor

Entrance Porch

Composite entrance door, central heating radiator and stairs to the first floor.

Lounger (front/rear) 12' 4" x 8' 8" (3.76m x 2.64m)

upvc double glazed window, two central heating radiators, TV point.

Kitchen (rear) 12' 3" x 8' 6" (3.73m x 2.59m)

upvc double glazed window, wall and floor units, plumbed for automatic washing machine, cooker point, built in storage cupboard.

Utility room

Composite rear door leading to the side of the property, upvc double glazed window, central heating boiler.

First Floor Landing

stairs up to the first floor landing, upvc double glazed window, loft access.

Bedroom 1 (front/rear) 12' 4" x 8' 8" (3.76m x 2.64m)

upvc double glazed window, two central heating radiators.

Bedroom 2 (front) 9' 9" x 8' 1" (2.97m x 2.46m)

upvc double glazed window, central heating radiator, built in storage cupboard.

Bathroom/WC

Three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin, low level wc, upvc double glazing and central heating radiator.

Externally

Large driveway to the front, rear garden laid to lawn with timber shed. Newly fitted roof with 10 year guarantee.

LJ Lucas James

Estate Agents Surveyors Lettings



Moor View

Camperdown, NE12 5XR

Offers in the Region of:- £119,950

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Lucas James Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Lucas James Estate Agents have any authority to make or give any representation or warranty whatever in relation to this property.

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Semi-Detached House

Two Bedroom

Utility Room

No Upper Chain

Newly Fitted Roof

EPC Rating C



This two-storey semi detached house offers an excellent opportunity for a wide range of prospective buyers including first time buyers, families and those seeking an investment opportunity. It is situated for all local amenities, public transport and road links to nearby centres. The accommodation briefly comprises; entrance porch, lounge, fitted kitchen with utility room off. To the first floor there are two good sized bedrooms and a combined bathroom/WC. Externally there is a large driveway to the front and lawn garden to the rear. The property also benefits from gas fired central heating, UPVC double glazed windows and has a newly fitted roof with a 10 year guarantee.

