



## 2 bed semi-detached house to buy in NE23

Fern Drive, Dudley, Cramlington, Tyne and Wear, NE23 7AG

# £135,000

🏠 x2 🚗 x1 🚗 x1

Tenure

**Freehold**

## Property features

- ✓ NO UPPER CHAIN
- ✓ TWO BEDROOMS
- ✓ DRIVEWAY AND GARAGE
- ✓ IDEAL LOCATION

Driveway & Garage parking

Garden

## Key Information

- ✓ Council Tax: Band A
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Description

Pattinson Estate Agents are pleased to present this well-positioned semi-detached home located on Fern Drive. Ideally situated close to a range of local amenities, excellent transport links, reputable schools, and major road networks, this property is perfectly suited to first-time buyers, small families, or investors alike.

The accommodation briefly comprises an entrance hallway, a bright and comfortable lounge, a spacious kitchen/dining area, and a conservatory providing additional living space. To the first floor are two well-proportioned bedrooms, both benefiting from fitted wardrobes, along with a family bathroom.

Externally, the property offers gardens to both the front and rear, off-street parking, and a separate garage providing excellent storage space. There is also a built-in external storage cupboard located to the side of the property, housing the utility meters and gas combi boiler, whilst also offering additional shelving storage.

Further benefits include gas central heating and UPVC double glazing throughout.

Viewing highly recommended!

Council Tax Band: A

Tenure: Freehold

Price: £135,000

Property Type: Semi-detached house

USPs: Garden, Chain free

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

## Entrance Hall

With laminate flooring and central heating radiator.



## Lounge

4.79m x 3.36m (15'8" x 11'0")

This room features a fireplace with an electric fire and alcoves to either side, a central heating radiator, double doors leading through to the dining kitchen, and a double-glazed bay window.



## Dining Kitchen

5.76m x 2.25m (18'10" x 7'4")

Spacious kitchen fitted with a range of wall and base units with complementary work surfaces and inset sink unit. Features an integrated oven with gas hob and extractor hood, tiled splashbacks, double glazed window, and central heating radiator. There is space for a freestanding fridge freezer, plumbing for a washing machine, and ample room for a dining table. Doors lead through to the conservatory.



## Conservatory

1.72m x 2.682m (5'7" x 8'9")

## First Floor Landing

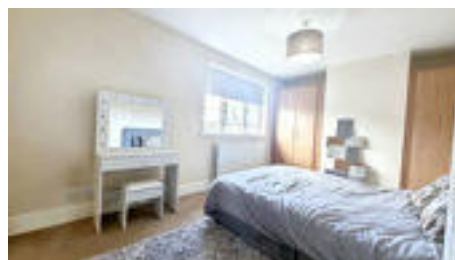
With double glazed window.



## Bedroom One

4.17m x 3.00m (13'8" x 9'10")

With a double glazed window, central heating radiator, and fitted wardrobes fitted into the alcoves.



## Bedroom Two

2.73m x 3.09m (8'11" x 10'1")

With a double glazed window, central heating radiator, and fitted wardrobes fitted into the alcoves.

## Bathroom

2.64m x 1.71m (8'7" x 5'7")

Fitted suite comprising a panelled bath with shower over, wash hand basin set within a vanity unit, and WC. With heated towel rail, tiled walls, and double glazed window.



## External

Externally, the property offers gardens to both the front and rear, off-street parking, and a separate garage. There is also a built-in external storage cupboard located to the side of the property, housing the utility meters and gas combi boiler, whilst also offering additional shelving storage.





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Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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