



Widdrington Drive Stamfordham

This beautifully presented property benefits from a generous corner plot and off-street parking. The front door opens to a hallway giving access to a comfortable living room with feature fireplace and stove, the dining room and a stylish modern kitchen. There is a hall to the rear with a door to the garden, a ground floor WC/utility room and a useful office. Stairs lead to the first floor landing with a generous storage cupboard, an impressive shower room and three well-proportioned bedrooms. Externally there is a lovely garden with a range of sheds, raised beds and frames for growing fruit and vegetables. Stamfordham is a sought-after location with a highly regarded primary school, a popular pub 'The Swinburne Arms' local hot food vans that visit weekly and a busy village hall with a range of activities. This property benefits from a newly fitted roof and the vendor has advised us it has a 10 year warranty.

Asking Price: £279,500

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Widdrington Drive Stamfordham

The front door opens to a welcoming hallway with carpeted flooring, radiator and access to the living room, dining room and stairs to the first-floor landing.

Lounge 12'2" x 17'9" (3.71m x 5.40m)

The living room has a beautiful feature fireplace with stove, carpeted flooring, and double-glazed windows to the front and rear.



Kitchen 14'1" x 6'11" (4.30m x 2.10m)

A stylish fitted kitchen with contrasting work tops and sink unit inset, electric hob with cooker hood above, electric oven, wood effect flooring, radiator and double-glazed window to the rear.

Dining Room 10'11" x 10'4" (3.32m x 3.16m)

This charming room has a double-glazed window to the front, carpeted flooring and a radiator.



Rear Hallway

With wood effect flooring, double glazed windows to the rear, a double-glazed door to the rear and radiator.

Utility Room / Ground Floor WC 6'1" x 5'10" (1.86m x 1.79m)

This useful room has a WC, plumbing for a washing machine, radiator, wood effect flooring and a double-glazed window to the rear.

Office/Boot Room 12'8" x 5'9" (3.85m x 1.76m)

The office has a double-glazed window to the front and side and a radiator.

First Floor Landing

A carpeted landing with a generous storage/linen cupboard with a double-glazed window to the rear and vinyl floor. The landing has carpeted flooring, a radiator and double-glazed window to the rear.

Bedroom One 11'7" x 11'8 (3.52m x 3.55m)

A light and airy room with two double glazed windows to the front, carpeted flooring and radiator.



Shower Room 8'4" x 5'9" (2.55m x 1.76m)

This shower room has a double-glazed window to the rear, shower enclosure, WC, wash hand basin inset to storage, part laminate walls, double glazed window to the rear, radiator, spotlights and vinyl flooring.

Bedroom Two 11'1" x 9'1" (3.37m x 2.78m)

This comfortable room has a double-glazed window to the front and side, carpeted flooring and a radiator.

Bedroom Three 7'11" x 8'6" (2.42m x 2.58m)

This room has a double-glazed window to the rear, carpeted flooring, a radiator and storage cupboard.

Externally the property occupies a corner plot with a double driveway and magnificent garden. There is an area laid to lawn with planted borders, a landscaped front and side garden planted with a range of colourful plants and shrubs, a generous storage shed measuring 12' x 23' split into two sections with light, power, windows and doors. There is a vegetable plot, raised beds, a lean to and a selection of other mesh enclosures suitable for planting etc.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Solid Fuel

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway to the side of property, on street at the front

Solar Panels owned outright

MINING

The property is known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

ACCESSIBILITY

This property has 1 accessibility adaptations: ramp from driveway to garden gate

TENURE

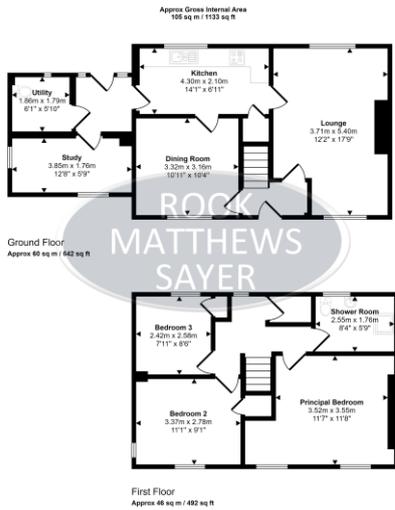
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C

EPC RATING: C

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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Plans of items such as bathroom suites are representations only and may not look like the real items. Plans with Mosaic Groupings (MGS)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Important Note: Rook Matthews Sayer (RMS) 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 part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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