



## Western Terrace Dudley

- NO CHAIN
- TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- ENERGY RATING B

**Asking Price: £110,000**



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# 25 Western Terrace Dudley, Cramlington, NE23 7JF

This is a great two bedroom first time buyer house, located on a recently built small housing development in Dudley. The property is ready to move in to and has neutral decor throughout. The best selling feature is sure to be the generous size dining kitchen. It really does offer ample work bench space and more than enough room for a good size table and chairs. Both bedrooms can accommodate a double bed, and the second bedroom at the front also includes a large storage cupboard. Outside there is a small enclosed area off the kitchen, and at the front there is a private drive for off street parking. Heating is via a gas boiler with radiators, and the windows are all UPVC double glazed.

## ENTRANCE HALL

Double glazed entrance door, radiator, wood flooring, staircase to first floor, door to lounge.

## LOUNGE 3.84m x 2.97m (12'7 x 9'9)

Double glazed window to front, radiator, wood flooring, two television points, door to hall, door to kitchen.

## KITCHEN 3.97m x 4.19m (13'0 x 13'9)

Fitted with a range of white wall & base units with work surfaces, incorporating a single drainer sink unit, gas hob, electric oven, extractor hood, space for washing machine, space for dishwasher, space for fridge, cupboard housing gas combi boiler, downlighters, radiator, wood flooring, door to downstairs W.C., door to lounge, double glazed window and door to rear.

## DOWNSTAIRS W.C.

Low level W.C., wash hand basin, wall mounted vanity unit, chrome heated towel rail, wood flooring.

## FIRST FLOOR LANDING

Access to roof space, doors to bedrooms and bathroom.

## BEDROOM ONE 3.98m x 2.76m (13'1 x 9'1)

Double glazed window to rear, radiator, television point.

## BEDROOM TWO 2.98x x 2.65 (9'10 x 8'8)

Double glazed window to front, radiator, storage cupboard, television point.

## BATHROOM

Fitted with a white three piece suite comprising: panelled bath with hand held shower attachment, pedestal wash hand basin, low level W.C., chrome heated towel rail, wall mounted vanity unit, tiled floor, part tiled walls, downlighters.

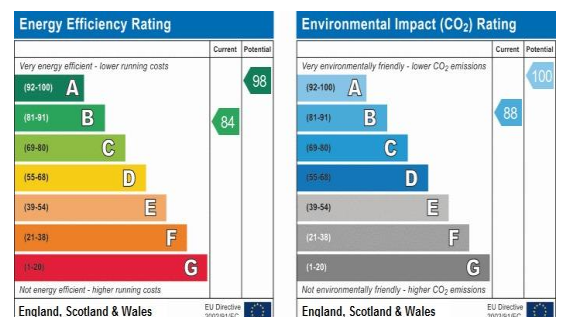
## EXTERNALLY

To the front there is a drive. The enclosed rear garden has an artificial lawn.

## TENURE - FREEHOLD

The vendor has informed us that this property is freehold, but we are unable to confirm this as we have no access to the documentation. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.

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