



1 East View, Clara Vale, NE40 3SP

- Stone end terrace
- Multi fuel burning stove
- Generous gardens
- Character property
- Two double bedrooms
- G/c/h + d/glazing
- Dining kitchen
- Enclosed rear yard
- No upward chain

Offers Over £169,950



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Accommodation Comprises:

****REFURBISHED CHARACTER STONE END TERRACE WITH NO UPWARD CHAIN**** A well presented two double bedroom end terrace house situated in the ever popular village of Clara Vale. The property features generous gardens, a fitted dining kitchen, an inglenook fireplace with multi fuel burning stove, and two double bedrooms. The property comprises:- entrance hallway, living/dining room, a fitted dining kitchen, stairs to first floor landing, bathroom/wc, and two double bedrooms. Externally there is a generous front garden and side area and an enclosed rear yard. A well presented character home with much to offer, viewing is essential!!!!

SUMMARY

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ENTRANCE HALL

Double glazed door to front, radiator, stairs to first floor landing

LIVING/DINING ROOM

17' 0" x 14' 4" (5.18m x 4.37m)

Double glazed window to front aspect, tiled flooring, feature fireplace,, aerial point, telephone point, door to:



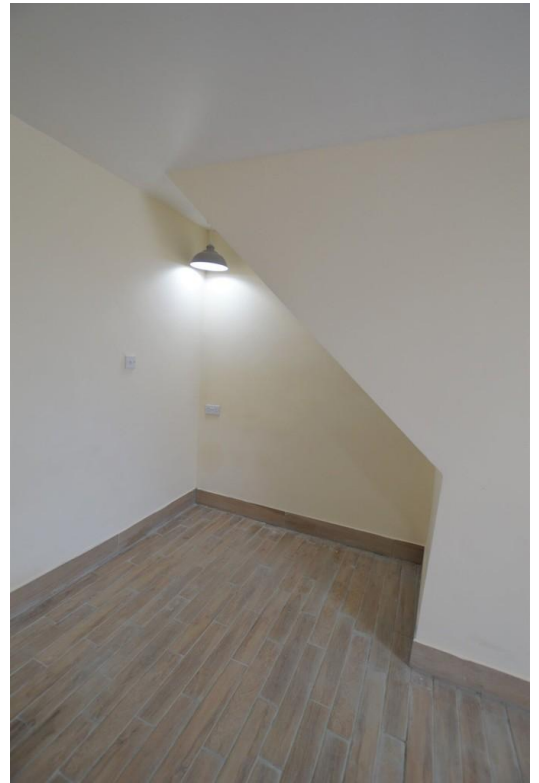
DINING AREA

DINING KITCHEN

17' 1" x 10' 1" (5.21m x 3.07m)

Refitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink unit, integrated fridge/freezer and washing machine/dryer, built-in electric oven, built-in four ring gas hob with extractor hood over, two double glazed windows to rear aspect, tiled flooring, feature original inglenook fireplace with cast iron multi fuel burning stove, door to rear yard.

DINING AREA



INGLENOOK FIREPLACE



1ST FLOOR LANDING

Double glazed window to side with open aspect



BATHROOM/WC

7' 10" x 6' 3" (2.39m x 1.91m)

Fitted with three piece suite comprising bath with shower over, pedestal wash hand basin and low-level WC, tiled walls, heated towel rail, extractor fan, double glazed window to rear aspect, tiled flooring, door to storage cupboard housing wall mounted gas combination boiler serving heating system and hot water.



BEDROOM

11' 6" x 10' 7" (3.51m x 3.23m)

Double glazed window to rear aspect, double radiator.



MASTER BEDROOM

17' 0" x 13' 0" (5.18m x 3.96m)

Double glazed window to front, radiator



EXTERNALLY

Front:- there is a generous front garden with lawn, gravel and borders

Side:- there is a side tarmacked area

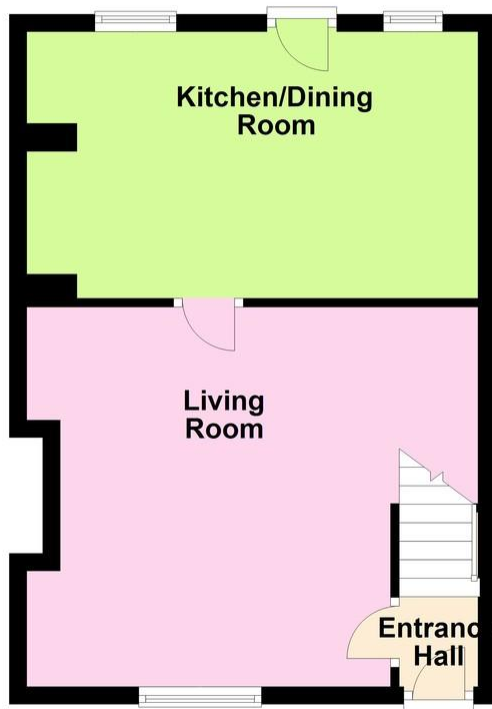
Rear:- there is an enclosed westerly facing yard with garden shed



ENCLOSED YARD



Ground Floor



First Floor



VIEWING Strictly by appointment with the agents. *The comments made by the vendor and estate agent are not factual in any way.

TENURE The agent has not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor as to whether the property is leasehold or freehold. **ALL MEASUREMENTS** quoted are approximate. **THE FIXTURES, FITTINGS & APPLIANCES** have not been tested and therefore no guarantee can be given that they are in working order. **INTERNAL PHOTOGRAPHS** are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

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