



2 Bedrooms

No Onward Chain!! This impressive three-bedroom semi-detached bungalow, found in the very popular and quiet location of Essex Drive, is proudly presented to the sales market by Jill Moore Sales & Lettings. Benefitting from two extensions, a landscaped low maintenance rear garden and a range of amenities on the doorstep, this property certainly is a gem and won't be around for long! Viewings are crucial!

121 Essex Drive, Usworth, Washington, Tyne and Wear, NE37

Guide Price:

£180,000

EPC Rating: To be



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This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the `Reservation Period`). Interested parties' personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £ 6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within



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calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £ 450.00. These services are optional.

Entrance Hall Enter through uPVC double glazed door into porch area with surround double glazed windows and internal doorway leading into the hall. The welcoming



Lounge The good-sized lounge space offers a fireplace feature, large, double-glazed window looking over the front aspect of the property and filling the room with natural light. Neutral walls, carpet flooring and radiator also feature.

Bedroom The master bedroom is complete with a series of bespoke built in wardrobe/storage space, neutral walls, large, double-glazed window to the front aspect of the property, radiator and carpet to the floor.

Bedroom/Dining Room The second double bedroom/dining area features carpet flooring, neutral walls and is open plan to the extension on the rear creating a third bedroom.



Bedroom/Sunroom The third bedroom is flooded with natural light from the large double glazed sliding patio door which leads out into the rear garden and offers neutral walls, carpet flooring and radiator.

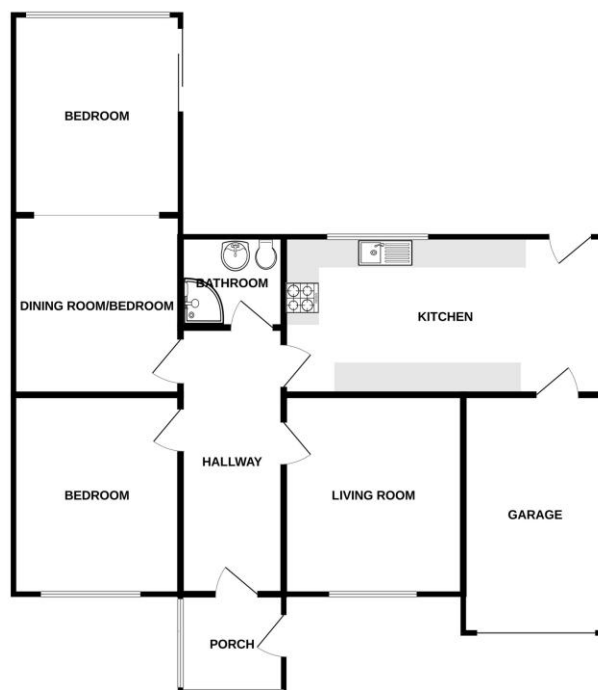
Kitchen The good-sized kitchen is well-presented with a range of neutral base and wall units providing ample storage and housing integrated oven, hob and sink with mixer tap. Double glazed window also features along with neutral walls and internal doorway into garage.



Bathroom The spacious family bathroom offers neutral walls, low level hand wash basin, toilet, towel rail/radiator, double glazed window and walk in shower/wet room.

External To the rear, a low maintenance landscaped garden which is not overlooked and offers unobstructed sunlight throughout the day being south facing. Artificial grass section and paved patio/seating areas also feature. To the front, a block paved private driveway provides

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plans, sections, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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