



3 Bedrooms

Jill Moore Sales & Lettings are thrilled to present this newly refurbished, spacious three-bedroom terraced property in the highly sought-after area of Emmerson Terrace to the sales market. The property benefits from a newly fitted modern kitchen and bathroom, new carpets, blinds, and fresh decor throughout. Ideally located, it offers a range of shops, schools, and pubs/restaurants on the doorstep, along with excellent commuting links. Viewings are essential!

Emmerson Terrace

Columbia, Washington, NE38

Asking Price:

£165,000

EPC Rating: D



Entrance Hall:

Enter through UPVC double glazed door into spacious light and airy hallway with neutral walls, carpeted stairs off to first floor and doors off to lounge, large cupboard space and kitchen.

Lounge:

21'8" x 16'9" (6.6m x 5.1m)

The good-sized lounge space is flooded with natural light from the large double glazed bay window looking out over the front aspect of the property and offers neutral walls, new carpet flooring and radiator.

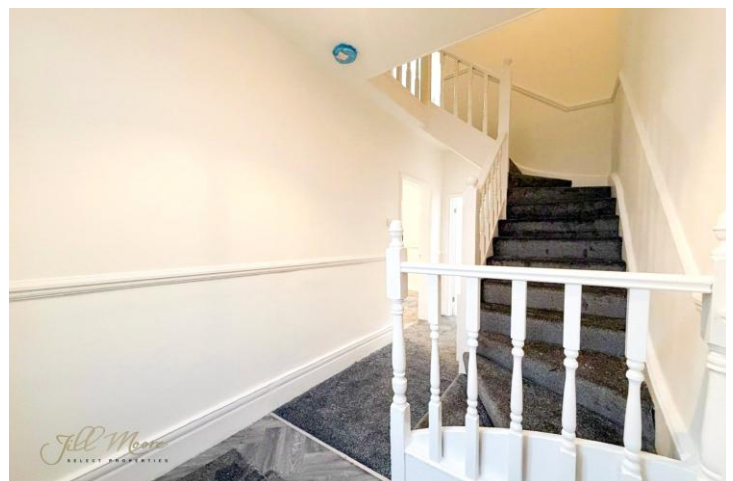
Kitchen:

17'1" x 7'10" (5.2m x 2.4m)

The modern kitchen features a newly fitted neutral gloss design with wall and base units providing ample storage, an integrated oven and hob, neutral décor, a double-glazed window, and a double-glazed door leading out to the rear garden.

Landing:

The landing area offers carpet to the floor, doors off to bedrooms, bathroom and access to partially boarded loft space.



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Bedroom 3:

11'6" x 6'7" (3.5m x 2m)

The third spacious bedroom is complete with carpet flooring, neutral walls, double glazed window and radiator.

Bedroom 2:

11'6" x 9'10" (3.5m x 3m)

The second double bedroom feature radiator, double glazed window, carpet flooring and neutral walls.

Bedroom 1:

13'9" x 9'2" (4.2m x 2.8m)

The master bedroom is finished with neutral walls, carpet flooring, radiator and double glazed window.



Bathroom:

9'2" x 5'3" (2.8m x 1.6m)

The family bathroom features a newly fitted modern suite, including a shower over bath, hand wash basin, WC, radiator/towel rail, double-glazed window, and neutral décor throughout.



External:

To the rear, an enclosed private low maintenance garden that is south facing with gated entrance/exit to the rear. To the front, a paved patio walled area leads onto pathway.

Location:

The property is found on Emmerson Terrace, a quiet and popular area of Columbia, Washington, with well respected schools such as JFK Primary School on the doorstep. Pubs/restaurants and shops are also just a short walk away. Commuting into larger cities such as Sunderland, Newcastle and/or Durham is made quick and easy via the A1/A1231/A19 major roads near by. The property also falls on a major bus route allowing for easy public transport links.

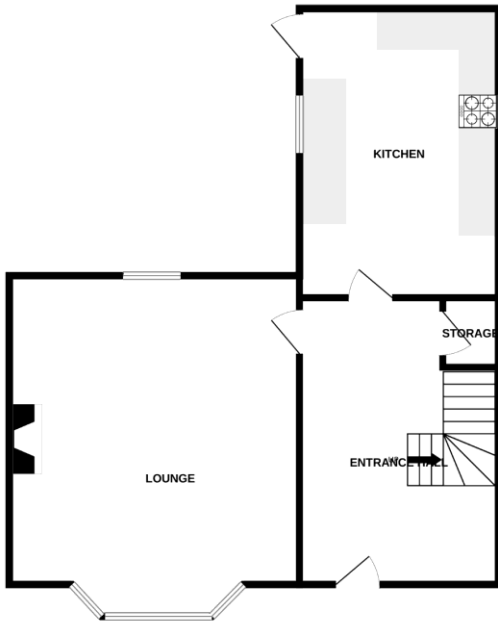


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DISCLAIMER

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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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