



3 Bedrooms

Situated within the highly sought-after and family-orientated area of Usworth, Devon Walk presents an excellent opportunity for buyers looking to create a home tailored to their own taste and requirements. Offered to the market at a realistic asking price, this three-bedroom family home is in need of modernisation throughout, making it an ideal project for purchasers seeking to add value.

## Devon Walk

Concord, Washington, NE37

Guide Price:

**£110,000**

EPC Rating: C



#### **Entrance Hall:**

Entrance into hallway. Stairs to first floor and access into lounge and kitchen.

#### **Living Room/ Dining room: 32'2" x 12'6" (9.8m x 3.8m)**

A spacious open-plan lounge and dining room offering excellent proportions for both everyday family living and entertaining. A large double-glazed window to the front aspect allows an abundance of natural light to flood the room, creating a bright and welcoming atmosphere. The room features a traditional gas fire, providing an attractive focal point, together with fitted carpeting and two radiators. There is ample space for both comfortable seating and a family dining table.

#### **Kitchen:**

#### **17'9" x 7'10" (5.4m x 2.4m)**

The kitchen is fitted with a range of wall and base units complemented by coordinating work surfaces, providing ample storage and preparation space. Features include a one-and-a-half bowl stainless steel sink, an integrated eye-level electric oven, integrated microwave and a five-ring gas hob. F and a wood-panelled ceiling, the kitchen offers a practical layout.



For additional information and full photo gallery  
please visit

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### **Master Bedroom:**

**17'9" x 7'10" (5.4m x 2.4m)**

A generously proportioned double bedroom featuring a range of fitted wardrobes, providing excellent built-in storage. The room also benefits from fitted carpeting, a radiator and a double-glazed window.

### **Bedroom:**

**9'3" x 9'10" (2.82m x 3m)**

A well-proportioned double bedroom benefiting from fitted wardrobes, offering excellent built-in storage. The room also features a double-glazed window, radiator and fitted carpeting.



### **Bedroom:**

**7'5" x 7'5" (2.26m x 2.26m)**

A well-presented single bedroom benefiting from a double-glazed window, radiator and fitted carpeting. Offering flexible accommodation, the room would be equally suited as a child's bedroom, nursery, home office or study.



### **Bathroom:**

The bathroom is fitted with a suite comprising a low-level WC, vanity wash hand basin and a walk-in shower enclosure. The room benefits from double-glazed privacy windows, part-tiled walls and practical lino flooring, creating a functional and easy-to-maintain space.

### **External:**

To the front is a small area laid to lawn and blocked paved path. To the rear, a private block paved patio rear garden. Also situated close by are 1 single garages in a block.

### **Auction Disclaimer:**

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).

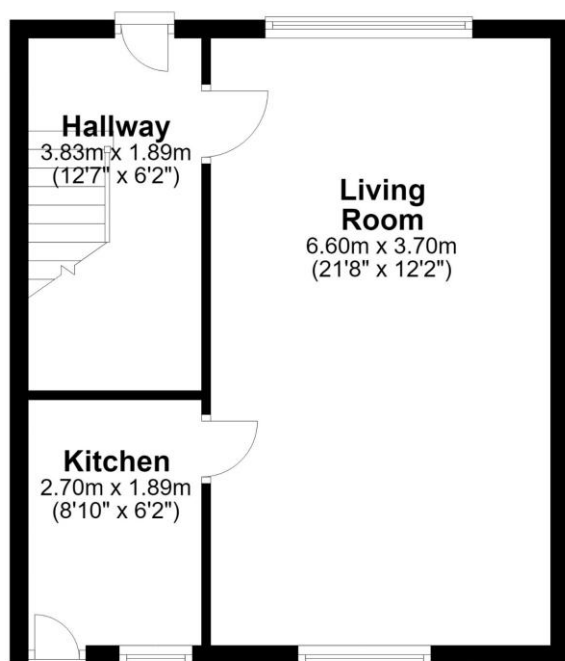
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.



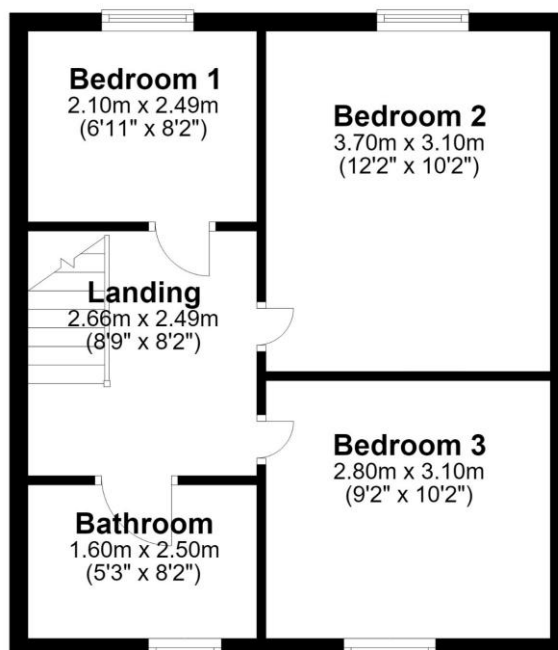
## Ground Floor

Approx. 37.6 sq. metres (404.6 sq. feet)



## First Floor

Approx. 37.4 sq. metres (403.0 sq. feet)



Total area: approx. 75.0 sq. metres (807.5 sq. feet)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 87 B      |
| 69-80 | C             | 75 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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