



CLIFFORD HOUSE EAST, HEXHAM ROAD



- Semi detached house
- ***TWO*** bedrooms
- Modern Fitted kitchen
- Modern bathroom
- Drawings available for loft conversion but no building regs
- Bathroom/w.c
- Driveway
- Rear garden
- An internal viewing is highly recommended



£159,950

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****SEMI DETACHED HOUSE – TWO BEDROOMS – PRESENTED TO A HIGH STANDARD – MODERN KITCHEN AND BATHROOM – BEAUTIFUL REAR ENCLOSED GARDEN****

This property is a delightful semi detached house located on Hexham Road in Throckley. The internal and external condition is very high and benefits from many modern features. The accommodation briefly comprises to the ground floor; an entrance hall, lounge and dining room, 19'8 kitchen and cloakroom/wc. The first floor has two spacious bedrooms and a bathroom/wc. Externally there are front and rear gardens, a drive to the front.

Rook Matthews Sayer would recommend an internal viewing to appreciate the accommodation and location on offer.

ENTRANCE HALL

Opening to dining room.

DINING ROOM 15'5 x 13'5 (4.70m x 4.09m)

Double glazed window to the side, stairs up, inglenook fireplace and open to kitchen.

LOUNGE 15'3 x 12'5 (4.65m x 3.78m)

With a double glazed bow window to the front, two central heating radiators and living flame gas fire with surround.

KITCHEN 19'8 x 8'5 (5.99m x 2.57m)

Fitted with wall and base units with work surfaces over, one and a half bowl stainless steel sink and drainer and mixer tap, fitted gas hob oven below, extractor hood plumbing for an automatic washing machine, two double glazed windows to the side and double glazed French doors to the rear.

DOWNSTAIRS W.C

Low level w.c, vanity wash hand basin, extractor fan and a double glazed window to the side.

LANDING

Loft access.

BEDROOM ONE 13'2 x 12'8 (4.01m x 3.86m)

With a double glazed window to the front and fitted wardrobes.

BEDROOM TWO 10'2 x 8'1 (3.10m x 2.46m)

With a double glazed window to the rear and fitted wardrobes with sliding mirror doors.

BATHROOM/W.C

Fitted with a three piece white coloured bathroom suite comprising low level w.c, pedestal wash hand basin, bath with electric shower over, double glazed window to the rear, tiled walls, tiled floor and a heated towel rail.

EXTERNALLY

FRONT GARDEN

The front garden is gravelled with a driveway providing off street parking.

REAR GARDEN

Enclosed rear garden which is lawned and gravelled with well stocked borders, garden pond and bridge over, paved patio area and a bin store.

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REF:-CS/WD/12.06.2012/ED



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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