

Rochdale Street, Evenwood, DL14 9RP
3 Bed - House - Mid Terrace
£85,000

ROBINSONS
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** NO ONWARD CHAIN**

Robinsons are pleased to offer to the market this spacious and extremely well-presented extended three bedroom mid terraced home, which is situated within the popular village of Evenwood and is within easy access to local amenities and is in the catchment area of local schooling and transport facilities. The property in our opinion would make an perfect home for a first time purchaser or an ideal buy for an investor and a viewing to the interior is highly recommended. The property benefits from UPVC double glazing, gas central heating throughout.

Briefly comprises ; Entrance vestibule, hallway, spacious lounge /dining room and kitchen which is fitted with a range of wall and base units to the ground floor whilst to the first floor there are three bedrooms with the master having fitted wardrobes. The loft has also been converted with with Velux window and is accessed via a drop down ladder from the landing. Externally there is a yard to the rear. Early viewing is advised to avoid any disappointment.

To arrange viewing please call Robinsons on 01388 458111

EPC Rating D | Council Tax Band - A | Tenure - Freehold

Entrance Hall

Entered via a composite door from the front and with stair leading to the first floor.

Lounge

14'5" x 11'7" (4.41m x 3.54m)

With feature fire surround housing coal effect gas fire, uPVC semi bowed window to the front and walk through to the dining room

Dining Room

11'7" x 9'4" (3.53m x 2.84m)

With parquet style flooring, and uPVC double glazed window to the rear.

Kitchen

8'3" x 18'11" (2.53m x 5.77m)

Fitted with a comprehensive range of wall and base units having contrasting worktops incorporating single drainer stainless steel sink unit, tiled splash backs and flooring, electric cooker point, under stair storage cupboard, two uPVC double glazed windows and uPVC double glazed door to the rear.

Landing

With built in storage cupboard, and loft access having drop down ladder leading to a loft storage area which has been lined and boarded for multi purpose use and with Velux style window

Bedroom One

10'9" x 14'7" (3.28m x 4.45m)

With fitted robes, storage cupboard and uPVC double glazed window to the front

Bedroom Two

12'9" x 8'11" 9'2" (3.89m x 2.74m 2.80)

With uPVC double glazed window to the rear.

Bedroom Three

9'9" x 8'2" (2.98m x 2.51m)

With uPVC double glazed window to the rear.

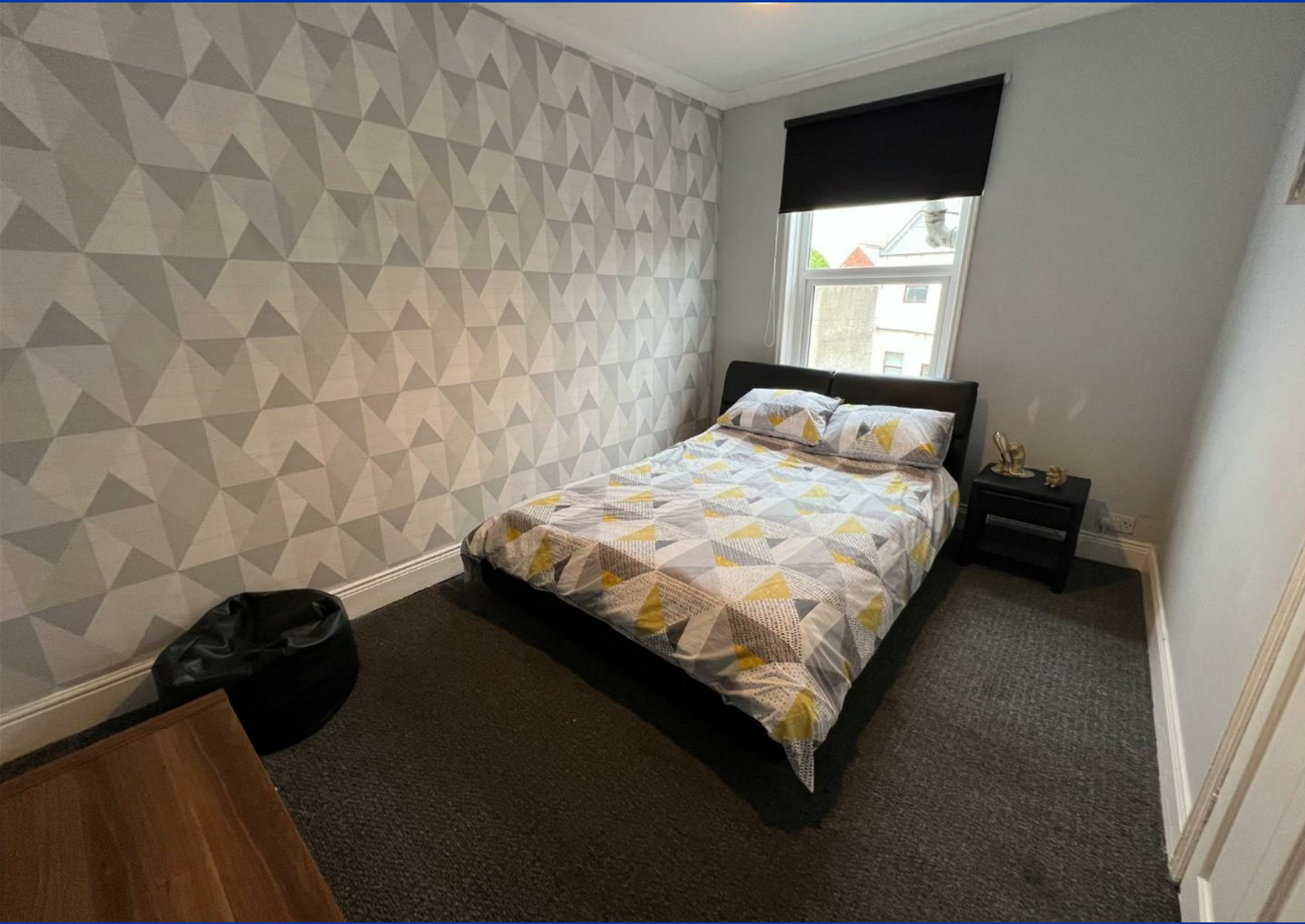
Bathroom

5'4" x 8'0" (1.65m x 2.45m)

Fitted with a three piece suite comprising 'L' shaped panelled bath with mains shower above, vanity unit. low level WC, ladder radiator and panelled walls.

Externally

To the rear there is a small paved yard.



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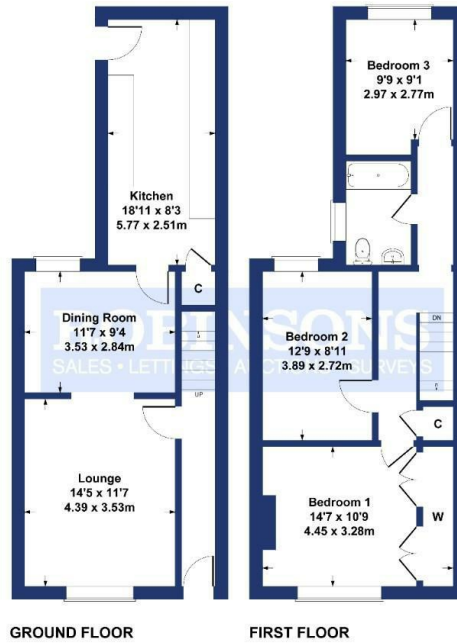
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Rochdale Street
Approximate Gross Internal Area
1032 sq ft - 96 sq m



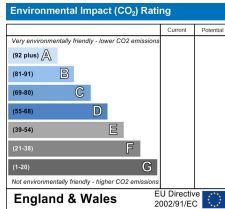
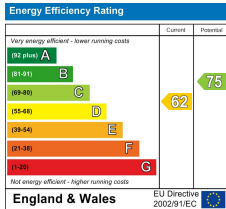
GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd, 2022



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Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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