



36 Langdale Gardens , Howdon, NE28 0HG

** THIS PROPERTY IS NOW "SALE AGREED" AND THERE ARE TO BE NO FURTHER VIEWINGS - WE WOULD LOVE TO HEAR FROM YOU IF YOU HAVE A PROPERTY TO SELL AND WANT ONE OF OUR "GONE" BOARDS TOO!**

**** THERE ARE TO BE NO FURTHER VIEWINGS ON THIS PROPERTY AT THIS TIME ****

A super family home, nicely situated in Langdale Gardens on a good sized CORNER PLOT, and has undergone a comprehensive REFURBISHMENTS recently. These include, a new kitchen, new shower room, new central heating boiler, re-wiring and damp proofing. The house has two reception rooms and a kitchen downstairs, and three bedrooms and a shower room upstairs. There are gardens front, rear and side, with SOUTH and WESTERLY aspects, and there is a GARAGE.

Offers Around £139,950

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- Corner Plot
- New Kitchen & Shower Room
- South & Westerly Gardens
- *** Freehold ***
- New Boiler & Re-Wired
- Energy Rating D
- Garage & Driveway
- Three Good Sized Bedrooms

The Property Comprises

Entrance

Living Room

11'9" x 13'1" (3.59 x 3.99)

Dining Room

9'5" x 9'10" (2.87 x 3.00)

Kitchen

15'5" x 6'9" (4.71 x 2.05)

Stairs to First Floor

Bedroom 1

11'11" x 10'9" (3.63 x 3.27)

Bedroom 2

9'11" x 10'11" (3.02 x 3.32)

Bedroom 3

7'6" x 9'3" (2.29 x 2.83)

Shower Room

7'8" x 5'5" (2.34 x 1.65)

Gardens

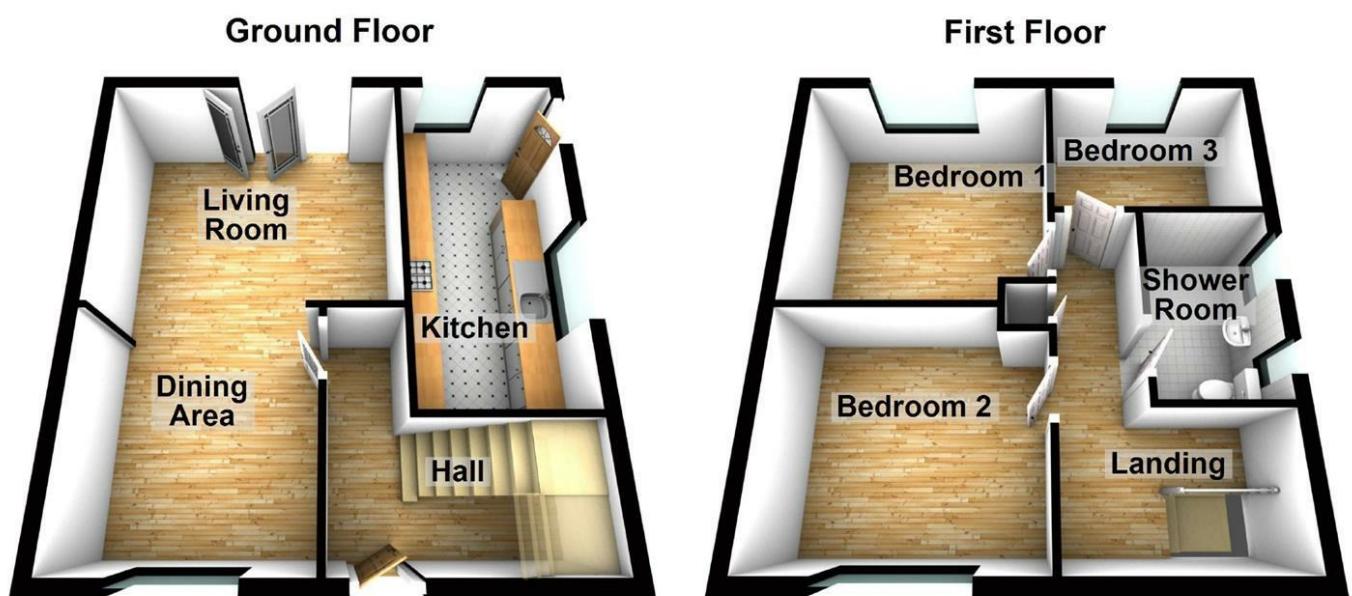
Additional image

Garage & Driveway

Directions



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	81
(81-91)	B	67
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	