

## 38 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! \*\*

A SUPER FAMILY HOME, this FREEHOLD three bedroom SEMI DETACHED HOUSE, is very nicely situated in Langdale Gardens, and offers a great standard of accommodation, RECENTLY REFURBISHED and READY TO MOVE INTO. The ground floor has an attractive living room that overlooks the rear garden, a dining area, and a REFITTED kitchen. Upstairs there are THREE DOUBLE BEDROOMS, and a REFITTED bathroom. Externally, there is a GARDEN to the rear with a SOUTH WESTERLY aspect.

Langdale Gardens is situated at the top of Howdon and there is easy access to road links to The Coast, A19, Silverlink and Cobalt. There are OFSTED rated "Good" schools locally, and for those working from home Virgin Media advertise a broadband speed of 1130Mb.

Council tax band A, Energy Rating C. Call next2buy Ltd to arrange a viewing - 0191 2953322

**Offers Over £150,000**

# 38 Langdale Gardens , Howdon, NE28 0HG



- Lovely Family Home
- South Westerly Garden
- Ready To Move Into
- \*\*\* Freehold \*\*\*
- Refitted Kitchen & Bathroom
- Energy Rating C
- Three Double Bedrooms
- Boiler Approx 18 Mths Old

## Entrance & Hallway

## Living Room

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

## Dining Room

9'10" x 9'9" (3.01 x 2.99)

## Kitchen

15'8" x 6'10" (4.78 x 2.09)

## Bedroom 3

9'4" x 7'6" (2.86 x 2.30)

## Bathroom

## Gardens

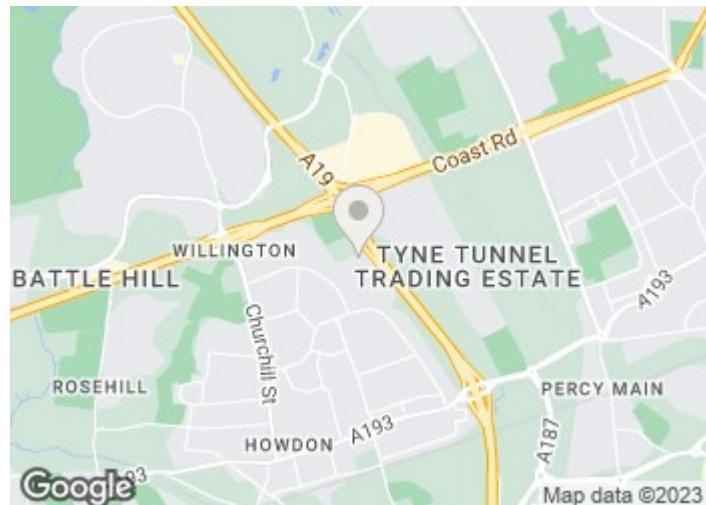
## Stairs to First Floor

## Bedroom 1

10'7" x 7'6" (3.25 x 2.30 )

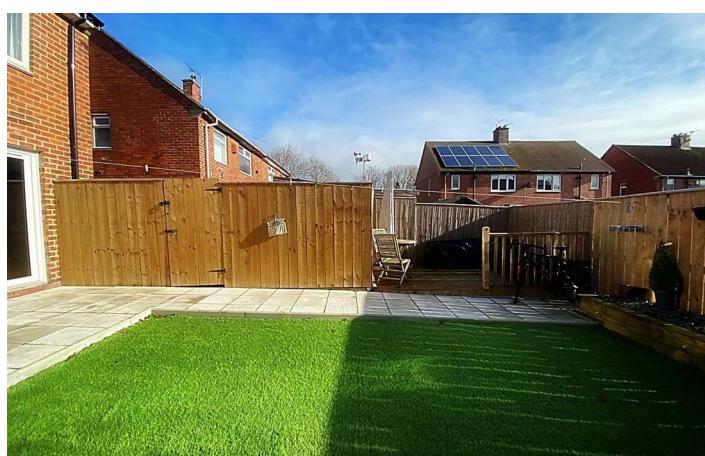
## Bedroom 2

10'9" x 10'1" (3.28 x 3.08)



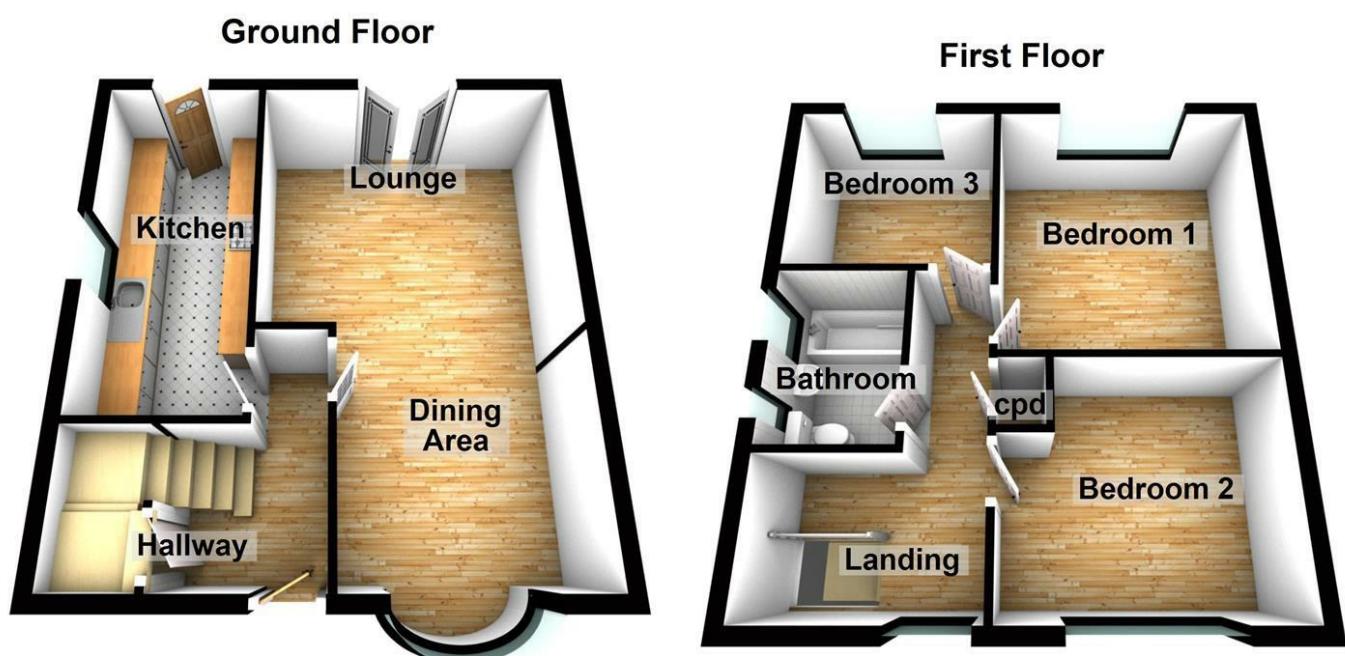
## Directions







## 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	83
(81-91)	B	69
(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	