

## 38 Langdale Gardens, Howdon



**Guide price £110,000 to £120,000**

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We offer for sale this three bedroom semi detached house which is situated on Langdale Gardens in Howdon. The home is being sold with the benefit of NO ONWARD CHAIN and although some updating is required this is a great size property with a lovely SOUTHERLY ASPECT REAR GARDEN.

The property is well situated for transport links and has an excellent range of amenities nearby including DENBIGH PRIMARY SCHOOL which is rated outstanding by Ofsted.

To the ground floor there is an entrance hallway, lounge/dining room and kitchen, to the first floor the landing gives access to three bedrooms, a shower room and a separate WC. Externally there are gardens to both the front and rear. Council tax band A. FREEHOLD. Energy rating D.

### The Property Comprises

#### Hallway

Double glazed composite entrance door, stairs to the first floor landing, radiator.

#### Kitchen

15'8" x 6'10" (4.78 x 2.09) Fitted with a range of wall and base units with work surfaces over, single drainer sink unit, tiled splashbacks. Double glazed window, radiator, external door to the rear garden.



#### Dining Area

9'11" x 9'10" (3.01 x 2.99) Double glazed bow window, radiator. Open to the lounge area.



#### Lounge

13'1" x 11'9" (3.99 x 3.57) Fireplace with gas fire, sliding patio doors leading out to the rear garden, radiator.



#### Landing

Double glazed window, storage cupboards, access to the loft.

**Bedroom 1**

10'8" x 7'7" (3.25 x 2.30) Double glazed window, cupboard and radiator.



**Bedroom 2**

10'9" x 10'1" (3.28 x 3.08) Double glazed window, radiator.



**Bedroom 3**

9'5" x 7'7" (2.86 x 2.30) Double glazed window, radiator.



**Shower Room**

5'6" x 5'0" (1.68 x 1.53) Comprising; shower cubicle, wash hand basin with built-under storage. Tiling to walls, double glazed window, ladder style radiator.



**WC**

5'7" x 2'6" (1.69 x 0.76) Low level WC, double glazed window and tiling to walls.



### External

Externally there is a garden to the front which is gravelled for low maintenance. There is a lovely southerly aspect garden to the rear which is laid to lawn, has planted beds, patio area and two storage sheds.



### FLOOR PLANS



These plans are intended as a guide only, they are NOT TO SCALE. They are provided to give an overall impression of room layout and should not be taken as being scaled drawings.

### ENERGY EFFICIENCY AND ENVIRONMENTAL IMPACT

Energy Efficiency Rating		Current	Potential		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs					Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100)	A				(92-100)	A
(81-91)	B				(81-91)	B
(69-80)	C				(69-80)	C
(55-68)	D				(55-68)	D
(39-54)	E				(39-54)	E
(21-38)	F				(21-38)	F
(1-20)	G				(1-20)	G
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC

### VIEWING ARRANGEMENTS

To arrange a viewing, please call 0191 2953322 or e-mail us; [info@next2buy.com](mailto:info@next2buy.com)

**Open Hours;**

Monday 9am - 6pm  
Tuesday 9am - 6pm  
Wednesday 9am - 6pm  
Thursday 9am - 6pm  
Friday 9am - 6pm  
Saturday 9am - 4pm

N/B The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

**VIEWING APPOINTMENT**

TIME .....

DAY/DATE .....

VENDORS NAME (S) .....

**QR CODE**

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