



MICHAEL HODGSON

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estate agents & chartered surveyors





## ESKDALE CRESCENT, WASHINGTON £75,000

IN NEED OF MODERNISATION - This 3 bed semi detached house must be viewed to appreciate the potential on offer being in needs of a full scheme of modernisation throughout, The property is situated Eskdale Crescent in Donwell in Washington which is a popular and convenient location providing excellent transport links with easy access to the A1, local shops, schools and amenities. Internally the accommodation briefly comprises of: Entrance Hall, Living Room, Dining Room, Kitchen and to the First Floor, 3 Bedrooms and a Bathroom. Externally there is a front lawned garden and a rear paved yard. There is NO ONWARD CHAIN INVOLVED. Viewing is advised to fully appreciate the property and potential on offer.

Semi Detached House

3 Bedrooms

Living Room

Dining Room

In Need Of Modernisation

No Chain Involved

Viewing Advised

EPC Rating: D



## ESKDALE CRESCENT, WASHINGTON

£75,000

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### Entrance Hall

Stairs to first floor, double glazed window, double radiator

### Living Room

14'6" x 13'3"

Double glazed window, radiator, first floor with gas fire

### Dining Room

8'11" x 13'10"

Double glazed window, radiator

### Kitchen

10'8" x 10'8"

Range of floor and wall units, stainless steel sink with drainer, wall mounted gas boiler, double glazed window.

### First Floor

Landing, double glazed window

### Bedroom 1

11'5" x 12'0"

Front facing, double glazed window

### Bedroom 2

10'8" x 11'11"

Rear facing, double glazed window, storage cupboard

### Bedroom 3

9'3" x 8'8"

Front facing, double glazed window

### Shower Room

Wet room style shower room having electric shower, pedestal wash basin and low level WC

### External

Externally there is a front lawned garden and a rear paved yard.

### FREE VALUATIONS

We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

### MORTGAGE ADVICE

Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

### EPC

Please see below link to the EPC

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/2130-7920-2009-0826-0226>

# M I C H A E L   H O D G S O N

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