



98 Woodford, Low Fell, NE9 6RG

Offers Over £79,950

Boasting fantastic views from the rear aspect, we are delighted to offer for sale this mid link house with enclosed westerly facing garden located at the rear. The house is offered for sale with vacant possession and has no upper chain. The accommodation briefly comprises; entrance lobby, lounge, inner hallway, ground floor wc, kitchen with open dining area, conservatory and a useful utility room. Upstairs there is three bedrooms and a shower room/wc. The house has double glazing and features a lovely paved garden to the rear which can be seen as fairly rare for this style of home. The house is sure to of interest to a family, young couple or persons looking to style a home to their own taste. Viewing is recommended in order to appreciate its potential and lovely location on this estate.

Entrance lobby

Access to the home is via a upvc double glazed door. An internal door opens into the lounge.

Lounge

14'10" x 9'11" (4.54 x 3.04)



With a double glazed window which overlooks the front aspect. An internal door opens into the inner hallway.

Inner Hallway

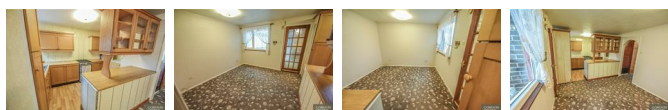
With an under stairs storage cupboard. A staircase leads to the first floor.

Ground floor wc

With a low level wc and a wash hand basin.

Kitchen / dining room

14'10" x 10'1" (4.54 x 3.08)



With a range of floor and wall units with working surfaces which includes a sink unit which is fitted with a mixer tap. There is a recess provided for a cooker and a storage cupboard. A double glazed window overlooks the rear garden. An additional double glazed window is located at the dining area which has looks into the conservatory.

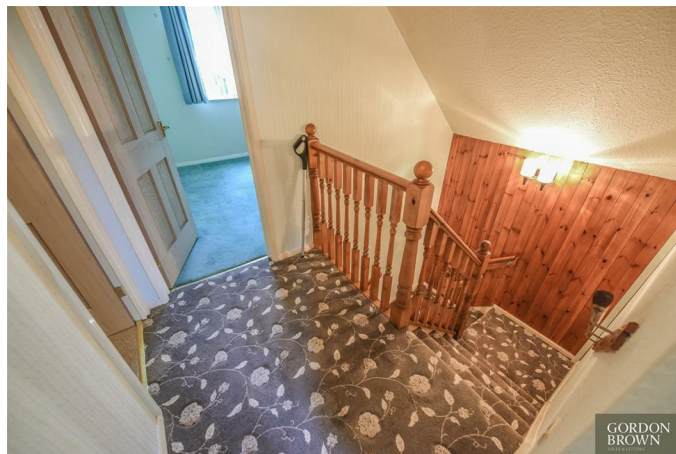
Utility Room

With plumbing for a washing machine. A door opens into the conservatory.

Conservatory

A double glazed room with a double glazed door which opens onto the rear garden.

First floor



With a landing which has access into all three bedrooms and the shower room/wc.

Bedroom one

15'0" x 10'4" (4.58 x 3.15)



With two double glazed windows which overlooks the front aspect. Two built in storage cupboards.

Bedroom two

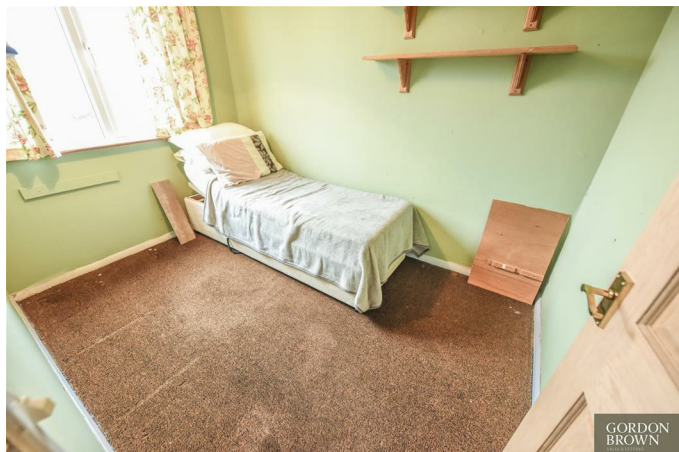
10'3" x 6'9" (3.13 x 2.07)



With a double glazed window which overlooks the rear aspect with beautiful views.

Bedroom three

10'0" x 8'2" (3.07 x 2.49)



With a double glazed window which overlooks the rear aspect with beautiful views.

Shower room./wc



A wet room which is fitted with a low level wc, a wet area with electric shower fitted to the wall and a wash hand basin.

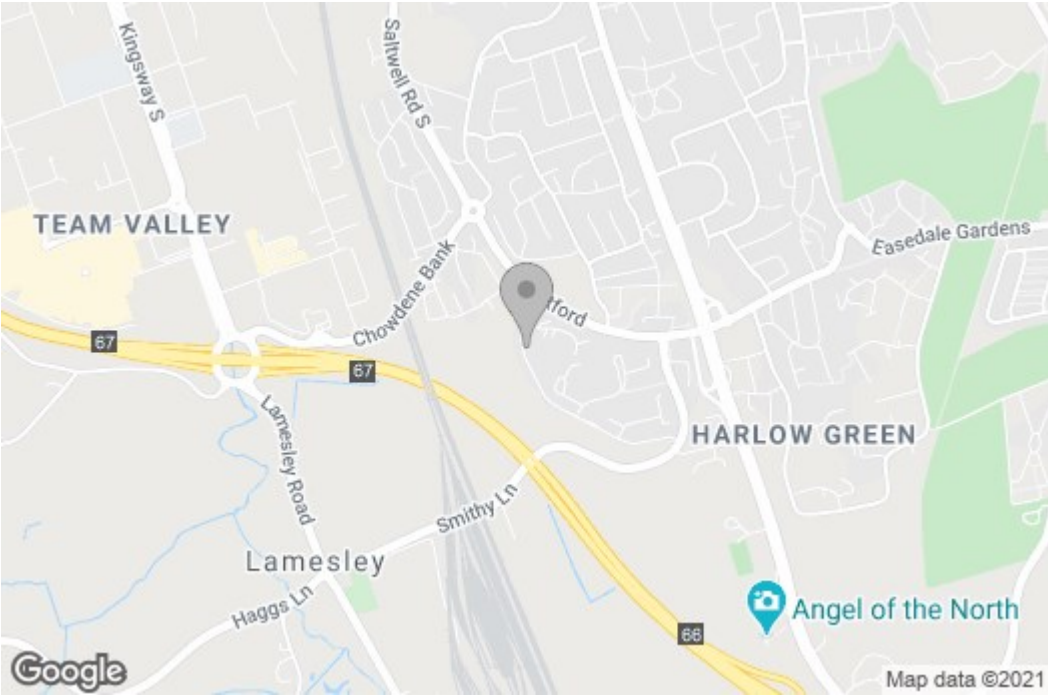
External



At the front of the home there is a patio style garden which overlooks the lovely green area. At the rear of the home, there is an enclosed garden which can be fairly rare for this estate. The garden is paved for low maintenance and is south/westerly facing.

Floor Plan

Area Map



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, purchaser 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 firm's employment has the authority to make or give an representation or warranty in respect of the property.

Energy Efficiency Graph

