

EMMATT



RUNDLE

ESTATE AGENTS

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**22 LONGACRE, FATFIELD, WASHINGTON
NE38 8RG**

Large 4 Bed Terrace * South/Westerly Garden * GF WC/Utility

£137,950
(OIRO)

DESCRIPTION

A four bedroom family sized house offering spacious well-appointed accommodation spread over three floors. The property is situated in this popular area and provides easy access to schools and transport links. The accommodation has been improved and refurbished to a high standard throughout with a host of attractive features including large lounge, well-appointed kitchen/dining room with French doors to private enclosed garden, enjoying a sunny south westerly aspect, additional ground floor WC doubling as a utility room, together with superb family bathroom with full suite in white and separate shower cubicle. There is the advantage of gas central heating via combi boiler and UPVC double glazing.

TENURE - Freehold

GROUND FLOOR

ENTRANCE VESTIBULE

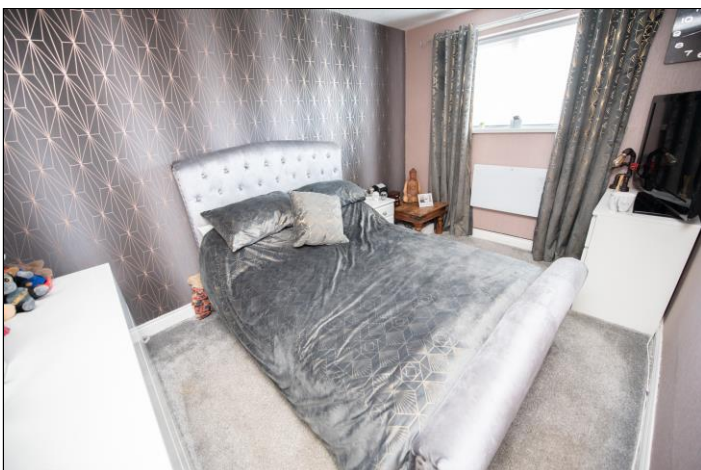
UPVC door

CLOAKROOM/UTILITY

WC, laminate flooring

KITCHEN/DINING ROOM

17'6" (5.33m) x 13'8" (4.17m) at widest
A full range of wall & base units in grey, co-ordinating worksurfaces, anthracite sink, mixer tap, cooker hood, tiled splashbacks, vertical anthracite radiator, wood effect laminate flooring, French doors to rear garden (Belling professional range with 7 burners & two ovens negotiable)



BEDROOM 1

9'10" (3m) x 8'5" (2.57m)

Venetian blind, panel radiator

FIRST FLOOR

LOUNGE

17'6" (5.33m) x 12'7" (3.84m)
Real wood flooring, radiator



BEDROOM 2

10'11" (3.33m) x 9'8" (2.95m)
Venetian blind, radiator

BATHROOM

7'6" (2.29m) x 6'1" (1.85m)
Full suite in white, bath with centre taps & hand shower, large shower cubicle with chrome combi shower & rainfall fitting, hand basin in vanity unit, WC, ceramic tiled walls & floor, chrome towel radiator



SECOND FLOOR

BEDROOM 3

13'4" (4.06m) x 11' (3.35m)

Venetian blind, radiator



Venetian blind, panel radiator

BEDROOM 4

EXTERNAL



GARDENS

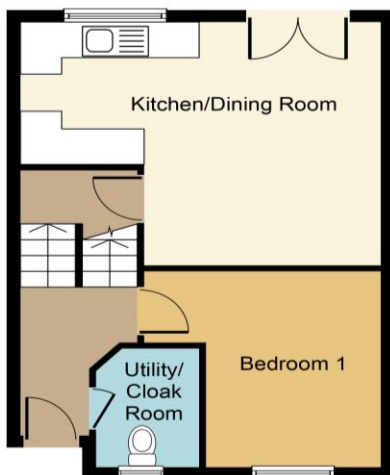
Large enclosed paved garden to rear enjoying a sunny south/westerly aspect, with garden shed & outside tap

GENERAL

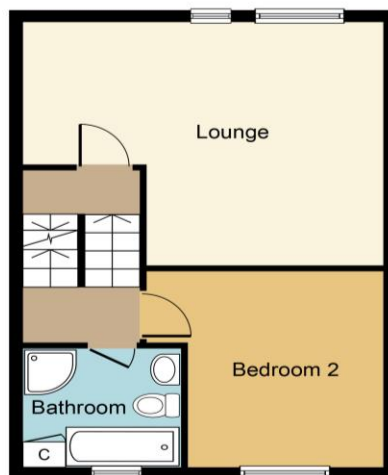
Carpets & blinds included. EPC rating C

VIEWING

By appointment with Emmatt Rundle



Ground Floor



First Floor



Second Floor

22 Longacre

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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