



**HARRINGTON BROWN**

ESTATE AGENTS

## ROSEDALE AVENUE SHOTLEY BRIDGE DH8 0DY



### PLEASANTLY SITUATED THREE BEDROOM SEMI DETACHED HOUSE

- Open aspect to front and rear
- Modern bathroom and kitchen
- Driveway to front plus garage for storage
- Immediate vacant possession, no chain
- In need of some updating
- Secluded south west facing garden to rear

**Offers in Region £112,500**

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[www.harrington-brown.co.uk](http://www.harrington-brown.co.uk)

# 2 ROSEDALE AVENUE SHOTLEY BRIDGE DH8 0DY

## ENTRANCE LOBBY

## HALL

Cloaks cupboard, under stairs cupboard.

## KITCHEN

14'9" x 9'10" approximately. Base and wall units with work top surfaces incorporating stainless steel sink and drainer, electric cooker point, plumbed for washing machine, radiator.

## CLOAKROOM

Access to the loft, radiator.

## SEPARATE WC

Pedestal wash hand basin, low level wc, radiator.

## LOUNGE/DINING ROOM

25'2" x 11'10" approximately. Bow window to front, patio doors to rear, modern fireplace with living flame gas fire, tv aerial point, two radiators.



FIRST FLOOR Landing with access to loft.

## BEDROOM ONE (front)

11'1" x 10'11" approximately plus door recess, Fitted wardrobes, laminate flooring, radiator.



## BEDROOM TWO (rear)

10'11" x 9'5" approximately plus door recess. Fitted wardrobes and storage cupboard, laminate flooring, tv aerial point, radiator.



## BEDROOM THREE (front)

9'12" x 7'8" approximately. Laminate flooring, radiator.

## BATHROOM/WC

7'9" x 7'7" approximately. Modern four piece suite comprising panelled corner bath, wash hand basin, low level wc, separate corner shower cubicle, tiled walls, tiled floor, radiator.

## EXTERNALLY

There is a lawn garden to the front with a driveway leading to the side, a good size storage cupboard with power, lighting and plumbed for a washing machine. To the rear a secluded south west facing garden with decked area plus a garage for storage.



EPC Rating D

## Property Misdescriptions Act

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person in the employment of Harrington Brown has any authority to make or give any representation or warranty whatever in relation to this property.