



Presenting this modern terraced house, boasting 3 bedrooms and located in a sought-after area. This beautifully presented property offers a spacious living room, perfect for relaxing or entertaining guests. The stylish kitchen is fully equipped with modern appliances and ample storage space. The bedrooms are generously sized, providing comfortable living for the whole family. The property also benefits from a low maintenance garden to the front and an enclosed yard to the rear.

## **Beech Grove Terrace South**

**Crawcrook Ryton NE40**

Offers Over:

**£180,000**

EPC Rating: To be





### **Entrance Porch**

#### **Hallway:**

Central heating radiator, stairs to first floor.

#### **Lounge:**

**15'6" by 11'3" (4.72m by 3.43m)**

Central heating radiator, double glazed window.

#### **Kitchen:**

**11'6" by 14'5" (3.5m by 4.4m)**

Fitted with a range of wall and base units with work surfaces over, island unit with drawers and 5 ring hob with extractor hood, integrated double oven, fridge freezer, dishwasher and second fridge,

#### **Utility Area:**

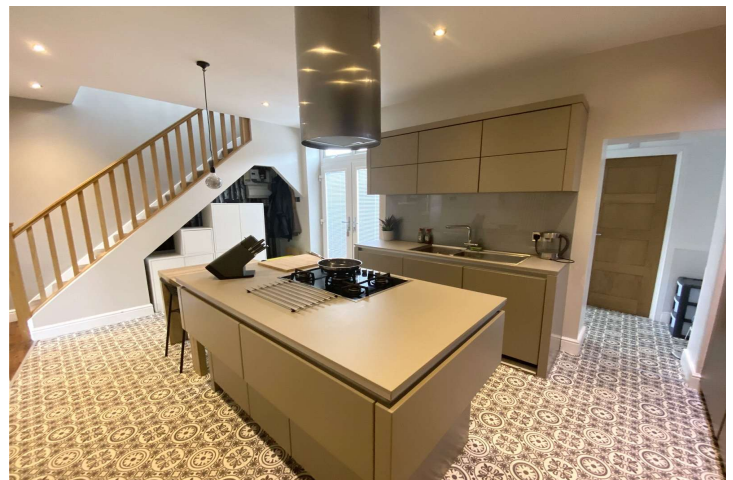
**9'9" by 5'4" (2.97m by 1.63m)**

Plumbed for washing machine, space for tumble, cupboard housing central heating boiler, double glazed window.

#### **Bathroom:**

**9' by 8'5" (2.74m by 2.57m)**

Walk in shower cubicle, bath, wash hand basin and WC set into vanity, central heating radiator, double glazed window.



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### **Landing:**

Loft access, double glazed window.

### **Bedroom One:**

**12'11" by 11' (3.94m by 3.35m)**

Central heating radiator, double glazed window.

### **Bedroom Two:**

**11'4" by 9'5" (3.45m by 2.87m)**

Central heating radiator, double glazed window.

### **Bedroom Three:**

**9'6" by 8'3" (2.9m by 2.51m)**

Central heating radiator, double glazed window.

### **External:**

To the front of the property there are low maintenance gardens and there is an enclosed yard to the rear.

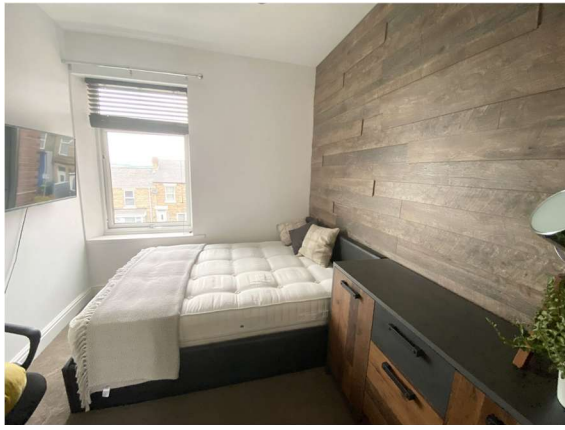
### **Disclaimer**

**Tenure** - Freehold

**Viewing** - By appointment through Red Hot Property







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