

Allanville, Camperdown, NE12

OO £140,000



Full Description

Alexander Hudson Estates are pleased to introduce to the market this well presented two bedroom semi detached house, offering well proportioned and practical accommodation ideal for a range of buyers.

The ground floor comprises a welcoming entrance area leading into a bright and spacious lounge, providing a comfortable principal reception room. The adjoining kitchen offers a good range of wall and base units, generous worktop space and room for the usual appliances, creating a practical space for everyday cooking and dining. A useful conservatory provides additional versatile living space and enjoys direct access to the outside.

To the first floor are two well proportioned bedrooms, with the principal bedroom offering excellent space for a range of furniture and storage. The second bedroom provides a versatile space which could be utilised as a guest bedroom, nursery or home office, subject to individual requirements. A family bathroom completes the first floor accommodation.

Externally, the property benefits from a private rear garden, providing an excellent space for outdoor relaxation and entertaining. The garden offers a combination of lawn and patio areas, with established planting and

boundary fencing providing a good degree of privacy. To the front, the property benefits from a neat frontage and driveway providing convenient off-street parking.

Camperdown is a charming village for those who want to live in a peaceful and friendly environment. The village is surrounded by beautiful countryside, and there are plenty of walking and cycling routes for those who enjoy outdoor activities. Camperdown is a close-knit community, and there are plenty of local events and activities to get involved in. The village has a community centre, which hosts regular events such as bingo, quiz nights, and coffee mornings. There is also a local pub, The Camperdown Arms, which is a popular spot for locals to gather and socialize. Overall, Camperdown is a charming village with plenty to offer.

Disclaimer

At Alexander Hudson Estates, we take great care to ensure our marketing is accurate, clear, and transparent. These particulars are intended as a guide only and do not form part of any offer or contract.

All descriptions, images, floor plans, and measurements are provided in good faith but should not be relied upon as statements of fact. Interested parties are advised to carry out their own due diligence and satisfy themselves as to the accuracy of the information provided.

Features

- Well maintained two bedroom semi detached home.
- Stylish modern kitchen and beautifully appointed bathroom.
- Private driveway providing off-street parking, useful conservatory and well maintained gardens with lawn and patio areas.
- Popular residential road in Camperdown.

Contact Us

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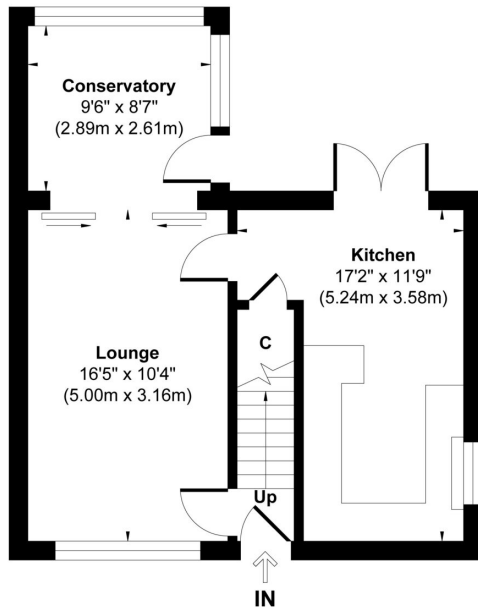




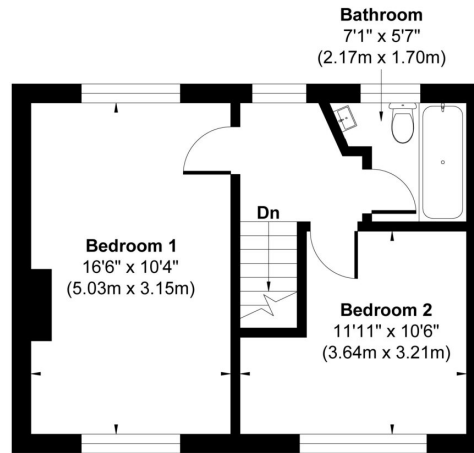
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	59	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	55	72
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC		





Ground Floor
Approximate Floor Area
479 sq.ft
(44.51 sq.m)



First Floor
Approximate Floor Area
389 sq.ft
(36.10 sq.m)

Approx. Gross Internal Floor Area 868 sq. ft / 80.61 sq. m

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