



12 Cornmoor Road

Whickham



SANDERSON
YOUNG



12 Cornmoor Road Whickham, NE16 4PU

Detached Edwardian Home, Priced to Reflect Full Modernisation Throughout, Situated on a Substantial Garden Plot which Extends to 0.78 Acres Offering an Outstanding and Rare Opportunity with Clear Potential for Development (Subject to the Correct Planning Consents).

This detached and generous single storey period home is ideally located on one of the last substantial garden plots within Whickham and is located on the prestigious and highly sought after Cornmoor Road, Whickham. Cornmoor Road, which is tucked just off from Broom Lane and Millfield Road, is perfectly placed offering easy access into Whickham Village with its shops, cafes and amenities.

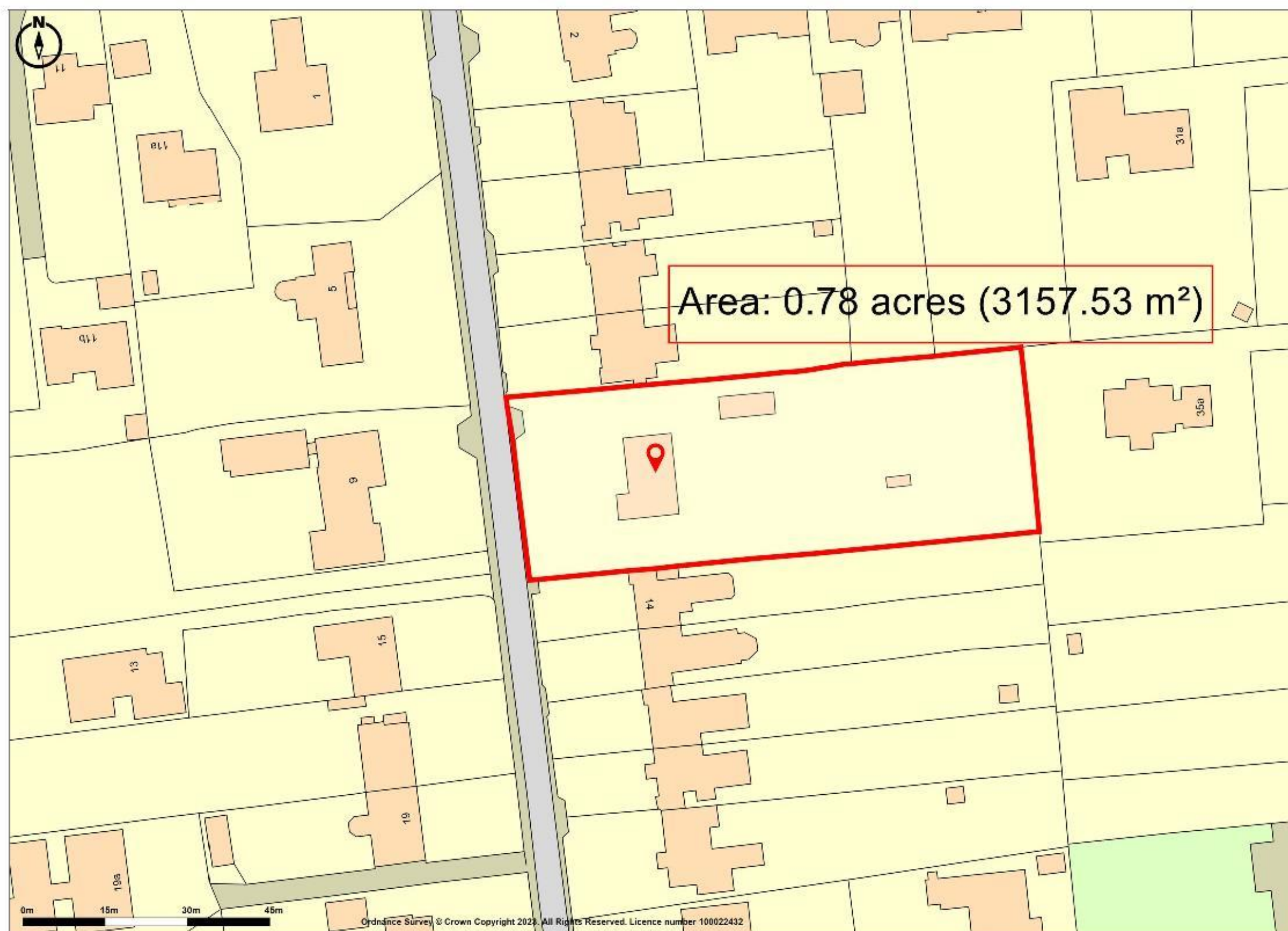
The property is also positioned only 5 miles from the City of Newcastle upon Tyne and also the A1 offering excellent transport links throughout the region.

Price Guide:

Guide Price £695,000



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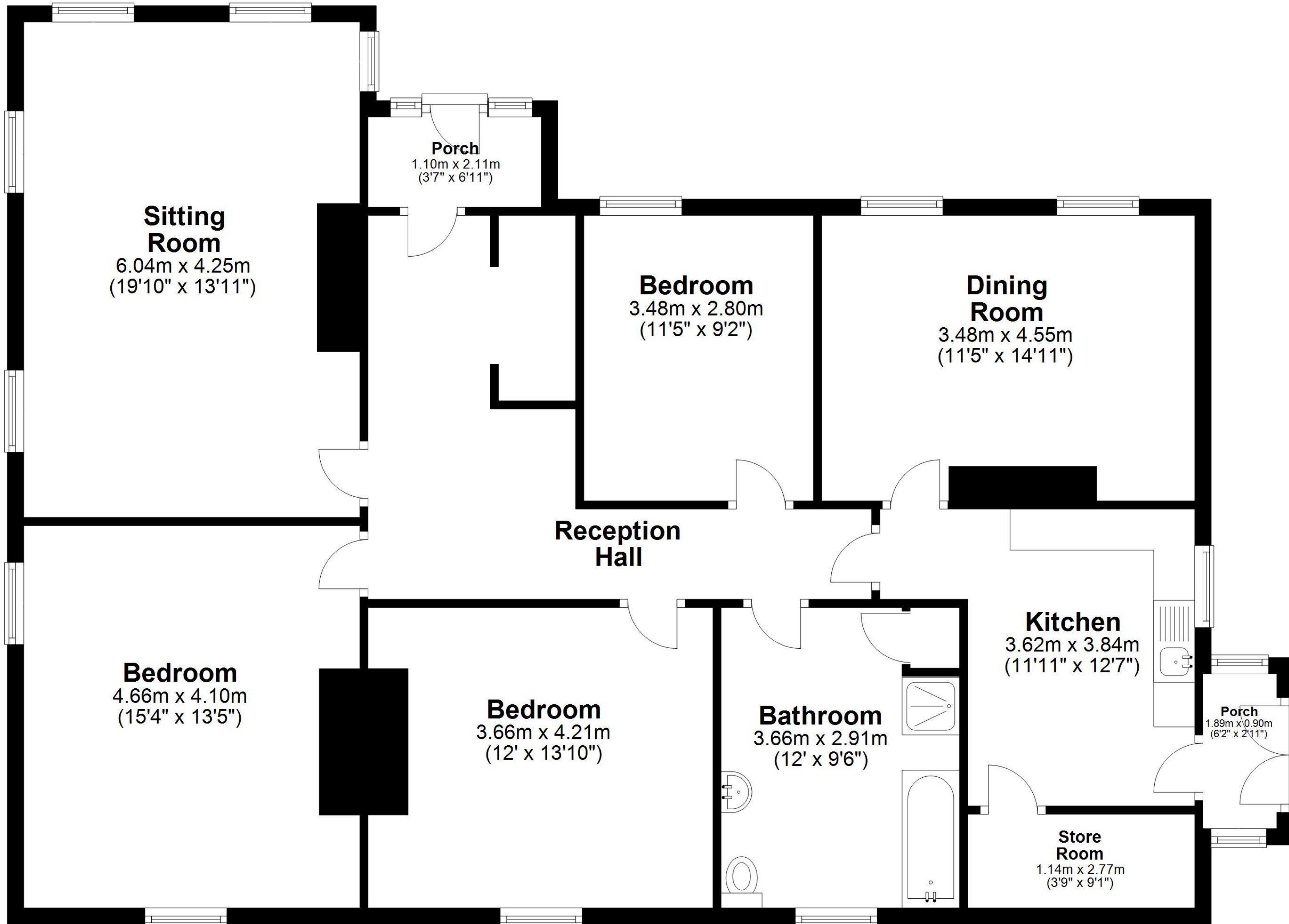
Promap
LANDMARK INFORMATION

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Plotted Scale - 1:1250. Paper Size - A4



Ground Floor

Approx. 131.4 sq. metres (1414.2 sq. feet)



The property itself is in need of complete modernisation throughout, however the entirety of the plot extends to approximately 0.78 acres and presents a clear opportunity to be developed further (subject to planning).

The internal accommodation comprises: Lobby | Entrance hall | Two Good Sized Reception Rooms | Four Bedrooms | Bathroom | Kitchen | Rear entrance with door to garden.

Externally, the property is accessed via a long driveway that in turn leads over the front gardens, which are west facing, and continues to the side of the house. The rear gardens are laid predominantly to lawn with fenced boundaries and mature trees and hedged boundaries.

The property also offers a detached garage for further off street parking.

The property offers gas central heating and a recently replaced roof.

Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band E | Energy Performance Certificate: Rating E

Total area: approx. 131.4 sq. metres (1414.2 sq. feet)

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