



Simon Place | Wideopen | NE13 7HT

£180,000

A traditional 3 bedroom semi detached house occupying a pleasant cul-de-sac position within this popular leafy residential development. The property offers great potential and benefits from a lovely garden to the rear, UPVC double glazing and gas fired central heating. There is also an attached garage with electronically operated roller door. There are frequent transport links nearby as well as shops and amenities in nearby Wideopen. The A1 motorway is a short distance away.

The property comprises entrance porch leading to the open plan sitting room/dining room with staircase leading to the first floor. There is a fully fitted kitchen which provides access to the utility. To the first floor are 3 bedrooms 2 of which are doubles. There is also a family bathroom with shower. Externally to the rear is a lovely private garden with driveway to the front leading to an attached garage.

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MATTHEWS
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Traditional semi detached house

Pleasant cul-de-sac position

3 bedrooms

Fully fitted kitchen

Lovely private garden

**Driveway leading to an
attached garage**

For any more information regarding the property please contact us today

**ENTRANCE DOOR LEADS TO:
ENTRANCE PORCH**

Double glazed entrance door, cloaks cupboard, courtesy light.

LOUNGE/DINING ROOM 21'6 x 19'11 to 10'1 (6.55 x 6.07-3.07m)

Double glazed entrance door, double glazed window to front and rear, staircase to first floor, understairs area, coving to ceiling, ceiling rose, three radiators.

KITCHEN 9'5 x 8'1 (2.87 x 2.46m)

Fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built in gas hob, extractor hood, space for automatic washer, tiled walls, door to utility, double glazed window to rear.

UTILITY 7'8 x 9'5 (2.34 x 2.87m)

Sink unit, tiled splash backs, UPVC door, combination boiler, double glazed window, door to garage, radiator.

HALF LANDING

Double glazed window.

FIRST FLOOR LANDING

Access to roof space, built in cupboard.

BEDROOM ONE 11'1 x 10'9 (3.38 x 3.28m)

Double glazed window to front, fitted wardrobes with sliding doors, radiator.

BEDROOM TWO 11'1 x 8'5 (3.38 x 2.57m)

Double glazed window to rear, radiator.

BEDROOM THREE 8'8 x 6'9 (max) (2.64 x 2.06m)

Double glazed window to front, built in cupboard, radiator.

FAMILY BATHROOM

Panelled bath with shower over, pedestal wash hand basin, low level WC, tiled walls, radiator, double glazed frosted window.

FRONT GARDEN

Lawned area, planted borders, driveway.

REAR GARDEN

Laid mainly to lawn, flower, tree and shrub borders, fenced boundaries, garden shed.

GARAGE

Attached, electronically operated roller door, light and power points.

T: 0191 284 7999

gosforth@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: TBC

Mobile Signal Coverage Blackspot: No

Parking: Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

999 years from 1969 (943 years remaining)

Ground Rent: £15 per annum - Review Period: TBC -

Increase Amount: TBC

Service Charge: N/A

COUNCIL TAX BAND: C

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in



Money Laundering Regulations - intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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