



Carlow Drive | West Sleekburn | NE62 5UT

£220,000



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2

Four Bedroom Detached Family Home

Close to Local Schools and Amenities

Complete Refurbishment Needed

A Short Drive to the A189

Massive Potential to Improve

Multi Car Parking to Front

Council Tax:D/ EPC:D

Freehold

ROOK
MATTHEWS
SAYER

PROPERTY DESCRIPTION:

ENTRANCE

UPVC Entrance door.

ENTRANCE HALLWAY

Stairs to first floor landing, laminate flooring, single radiator.

CLOAKS/WC

Low level WC, pedestal wash hand basin, laminate flooring, extractor fan.

LOUNGE 14'1 (4.29) x 11'5 (3.48)

Double glazed patio doors to rear, single radiator, television point, telephone point.

DINING ROOM 9'9 (2.97) x 12'2 (3.71)

Double glazed window, single radiator.

KITCHEN/DINING ROOM 10'5 (3.18) x 15'3 (4.65)

Double glazed window to rear, single radiator, range of wall, floor and drawer units with co ordinating roll edge work surfaces, built in electric fan assisted oven.

BEDROOM ONE 10'9 (3.28) x 11'0 (3.35)

Double glazed window to front, double radiator, fitted wardrobes and drawers.

EN SUITE

Double glazed window to side, low level WC, pedestal wash hand basin, extractor fan, shower cubicle.

BEDROOM TWO 12'3 (3.73) x 8'4 (2.54)

Double glazed window to front, double radiator, fitted wardrobes and drawers.

BEDROOM THREE 8'1 (2.46) x 8'4 (2.54)

Double glazed window to rear, double radiator, fitted wardrobes and drawers.

BEDROOM FOUR 5'5 (1.65) x 8'4 (2.54)

Double glazed window to rear, single radiator.

BATHROOM/WC

3 piece suite comprising: panelled bath, wash hand basin (set in vanity unit), low level WC, double glazed window to rear, single radiator, part tiling to walls, extractor fan.

FRONT GARDEN

Multi car parking

REAR GARDEN

Laid mainly to lawn

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre to cabinet

Mobile Signal Coverage Blackspot: No

Parking: Garage and 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

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Council Tax Band: D

EPC Rating:D

BD008634.SB.LD.21/08/2025.V.1

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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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ROOK
MATTHEWS
SAYER



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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