



## Meadow Gardens Camperdown

- Semi Detached
- Section 106
- Open Plan Living
- Three Generous Bedrooms
- FREEHOLD

**£ 190,000**



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# Meadow Gardens

## Camperdown

### PROPERTY DESCRIPTION

Rook Matthews Sayer are delighted to present this immaculate semi-detached property, currently listed for sale, on Meadow Gardens, Camperdown. This pristine home boasts a B-rated EPC and falls within council tax band C. You will find this gem in a highly sought-after location, benefiting from nearby public transport links, local amenities, green spaces and schools.

The property houses three spacious double bedrooms, ideal for families or couples. The master bedroom is particularly generous, whilst the second bedroom is equipped with built-in wardrobes for your convenience.

The home caters to your every need with an open-plan, modern kitchen filled with natural light and equipped with the latest appliances. There is one reception room featuring large bi-folding doors, providing a seamless connection to the garden, thus extending your living area outdoors. The property's open-plan design ensures a sense of flow throughout the home, perfect for modern living.

The bathroom is fully tiled and equipped with a rain shower and a heated towel rail, providing a touch of luxury. Additionally, the bathroom features a shower over bath setup, providing options for both quick showers and relaxing baths.

The property's unique features include ample parking, a garden for outdoor enjoyment and a Section 106 agreement, ensuring the sustainability and community benefits of the development.

In summation, this property is a perfect blend of luxury, comfort and convenience, offering an ideal home for families or couples seeking a modern, open-plan living environment.

Living Room / Kitchen: 24'09" (max) x 17'08" (max) - 7.54m x 5.38m  
W.C.

Bedroom One: 11'04" x 9'08" - 3.45m x 2.95m

Bedroom Two: 9'11" (+wardrobes) x 9'08" - 3.02m x 2.95m

Bedroom Three: 7'09" x 7'11" - 2.36m x 2.41m

Bathroom: 7'08" x 5'06" - 2.33m x 1.68m

### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY

### MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and 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: C

EPC RATING: B

FH00008820.SD.SD.24/9/24.V.1



**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 relation to this property.

**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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