



## Sheldon Court

### West Moor

- Mid-terraced house
- Three bedrooms
- EPC: TBC
- Council tax band: A
- Tenure: Freehold

**Asking Price: £130,000**



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## West Moor

Presenting a unique opportunity to acquire a terraced house, which is currently listed for sale. This property will be sold as seen, in need of renovation, offers a world of potential for the right buyer. The accommodation comprises a total of three bedrooms, therefore providing ample space for families or those looking to invest in a property that offers room for growth. On the ground floor, there is a lounge through to dining room offering a welcoming space for relaxing and entertaining. Adjoining the reception room, you will find a kitchen fitted with the basic amenities and ground floor W.C. that is off the entrance hall. The bathroom, which, like the rest of the home, could benefit from a thoughtful update to modernise its features. The property falls within council tax band A, making it a budget-friendly choice for first-time buyers or investors looking to maximise their returns. Location is another key advantage of this property. It is situated near public transport links, making commuting to work or travelling to the city centre a breeze. Families will appreciate the close proximity to local schools, and the surrounding area boasts a range of nearby amenities, making day-to-day living convenient and enjoyable. In conclusion, this property is a fantastic opportunity for first-time buyers, investors, and families alike, seeking a project that they can shape and mould into their dream home. With a little love and attention, this terraced house could become a fantastic place to live or a fruitful investment.

**ENTRANCE DOOR to HALLWAY:** (6'04 x 5'02) (1.83m x 1.52m)  
**DOWNSTAIRS W.C.**  
**'L' SHAPED LOUNGE/DINING ROOM:** (18'04 x 9'0 / 21'06 x 10'01 x 8'10)  
(5.49m x 2.74m / 6.40m x 3.05m x 2.69m)  
**KITCHEN:** (12'04 x 6'06) (3.66m x 1.83m)  
**STAIRCASE** to first floor landing  
**BATHROOM:** (6'06 x 5'06) (1.83m x 1.52m)  
**BEDROOM ONE:** (15'08 max x 8'06 at max point) (4.57m max x 2.44m at max point)  
**BEDROOM TWO:** (12'06 max x 9'06) (3.66m max x 2.74m)  
**BEDROOM THREE:** (12'01 x 5'05) (3.66m x 1.52m)

**AGENTS NOTE**  
There may be limited information that can be provided for this property.

**PRIMARY SERVICES SUPPLY**  
Electricity: MAINS  
Water: MAINS  
Sewerage: MAINS  
Heating: Ducted Air  
Broadband: NO  
Mobile Signal Coverage Blackspot: NO  
Parking: ON STREET

**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.

**RESTRICTIONS AND RIGHTS**  
Listed? NO  
Conservation Area? NO  
Restrictions on property? NO  
Easements, servitudes or wayleaves? NO  
Public rights of way through the property? NO

**RISKS**  
Flooding in last 5 years: UNKNOWN  
Risk of Flooding: ZONE 1  
Any flood defences at the property: NO  
Known safety risks at property (asbestos etc...): UNKNOWN

**ACCESSIBILITY**  
This property has no accessibility adaptations:

- E.g. Ramp access to front door
- E.g. Accessible handrail to side door
- E.g. Wet room to ground floor
- E.g. Lift access to first floor

**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:** A  
**EPC RATING:** TBC

FH00008925.NF.NF.08/02/2025.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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