



Atkin Street | Camperdown | NE12 5UZ

Asking Price: £120,000

Introducing this charming two-bedroom terraced house, perfectly situated in Camperdown. This property is offered for sale and presents an excellent opportunity for first-time buyers and investors alike. The house boasts a well-proportioned layout, comprising a spacious reception room, creating an inviting atmosphere for both relaxing and entertaining. The property also features a practical kitchen, catering to all your culinary needs. Both bedrooms are generous doubles, providing comfortable accommodation and ample space for personalisation. A modern bathroom is included, adding to the convenience and functionality of this delightful home. Benefitting from Council Tax Band A, this property offers affordable running costs, making it especially appealing to those looking to take their first step onto the property ladder or expand their investment portfolio. The local area offers local amenities, with convenient access to public transport links, ensuring easy commuting and travel. Families will appreciate the proximity to reputable schools.

Whether you are looking for a comfortable, low-maintenance home or a worthwhile investment, this terraced house represents an unmissable opportunity. Early viewing is highly recommended to fully appreciate the space, style, and potential that this property has to offer!

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Mid-Terrace

EPC: TBC

Two double bedrooms

Council tax band: B

Rear Yarden

Tenure: Freehold

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE DOOR to

ENTRANCE HALL: Staircase to first floor

LOUNGE: 16'0 x 16'6 into alcove (4.88m x 5.03m)

UPVC double glazed window to front, radiator, under stairs storage cupboard.

KITCHEN/DINING: 15'7 max x 10'4 max (4.75m x 3.15m)

Fitted wall and base units incorporating a single drainer sink unit, gas hob, extractor hood, built in electric oven, free standing dishwasher, space for washing machine, space for fridge/freezer, radiator, UPVC double glazed window to rear, UPVC double glazed door to rear.

BATHROOM: 10'5 max x 5'4 max (3.18m x 1.62m)

White three piece suite comprising; low level W.C., pedestal wash hand basin, panelled bath with overhead electric shower unit, extractor fan, cupboard housing Baxi combination boiler, two UPVC double glazed frosted windows to side.

FIRST FLOOR LANDING: Two UPVC double glazed windows to rear

BEDROOM TWO: 12'6 max x 8'2 max (3.81m x 2.48m)

UPVC double glazed window to front, loft access, storage cupboard, radiator.

BEDROOM ONE: 12'8 max x 8'2 max (3.86m x 2.48m)

UPVC double glazed window to front, radiator.

SEPARATE W.C.: Low level W.C., wash hand basin, extractor fan.

EXTERNALLY:

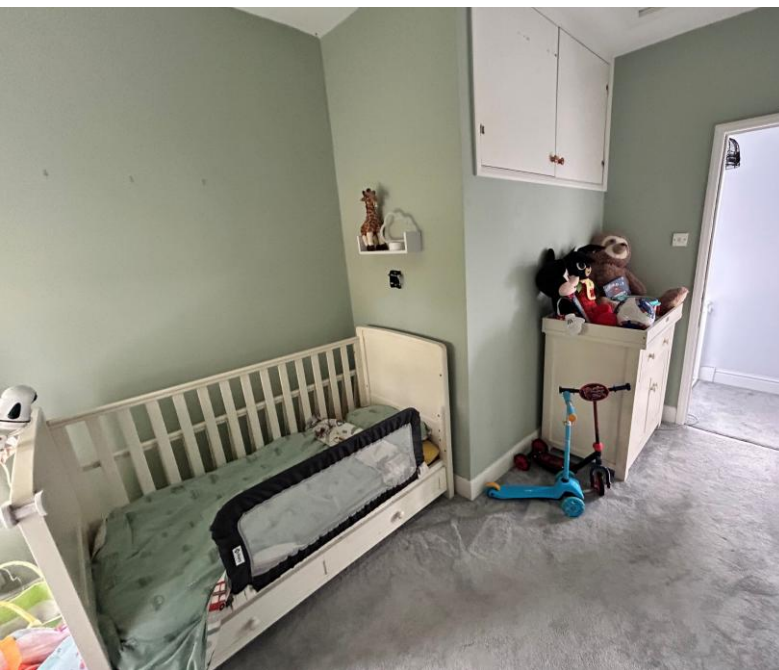
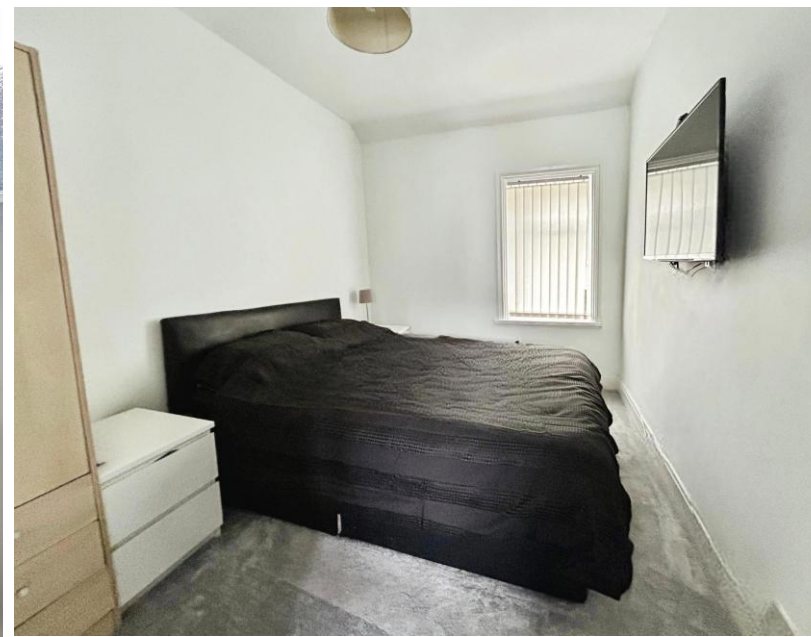
Front- Pedestrianised to front with grassed area with mature trees and shrubbery.

Rear- Up and over garage door, gated access, yarden.

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PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL

Broadband: FIBRE TO PREMISES

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: NO

Risk of Flooding: ZONE 1

Known safety risks at property (asbestos etc...): NO

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: NO

Outstanding building works at the property: NO

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

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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.

