



Severs Terrace | Callerton | NE5

# £175,000 Offers Over

This two-bedroom terraced house is for sale in a sought-after residential area of Newcastle upon Tyne, offering neutrally decorated accommodation suited to families and those seeking access to local amenities and green spaces and is offered with No Upper Chain.

**RMS** | Rook  
Matthews  
Sayer





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MID TERRACED

NO UPPER CHAIN

SPACIOUS LIVING

MODERN KITCHEN

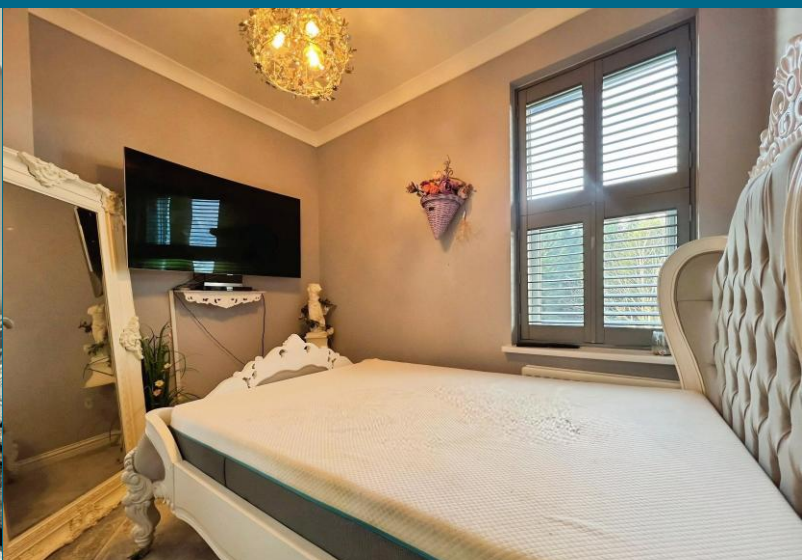
TWO BEDROOMS

UPDATED BATHROOM

LOFT ROOM

FRONT & REAR GARDENS

For any more information regarding the property please contact us today



T: 01661 860 228

[ponteland@rmsestateagents.co.uk](mailto:ponteland@rmsestateagents.co.uk)

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#### PROPERTY DESCRIPTION:

The property provides one generous reception room with large windows and an open fire set within a fireplace. The kitchen features modern units, a walk-in pantry and direct access to the rear yard, which has low-maintenance gardens designed for ease of upkeep. Upstairs, there are two double bedrooms; the main bedroom includes a walk-in closet. The bathroom offers a feature bathtub and a heated towel rail. A loft room provides additional flexible space for storage or hobbies.

The location places residents within easy reach of local shops, services and schools, as well as established walking and cycling routes and nearby green spaces for outdoor recreation. Regular bus services run towards Newcastle city centre, providing connections to major employers, shopping and leisure facilities. Central Station in Newcastle offers mainline rail services to destinations including Edinburgh, York and London, with journey times to London from around three hours.

Local parks and play areas are accessible on foot or by a short drive, and the wider Newcastle area offers a range of cafés, restaurants and community facilities. This terraced house for sale presents a practical layout, with features such as plantation shutters in most rooms and low-maintenance gardens that may appeal to families and buyers seeking a well-arranged home in a convenient part of Newcastle upon Tyne.

Living Room: 15'00" x 16'02" (max) - 4.57m x 4.93m

Kitchen: 7'01" x 13'03" (+ pantry) - 2.16m x 4.04m

Bedroom One: 11'08" (+ wardrobe) x 9'03" - 3.56m x 2.82m

Bedroom Two: 7'07" x 10'01" - 2.31m x 3.07m

Bathroom: 7'07" x 5'04" - 2.31m x 1.62m

Loft Room: 11'03" x 14'05" - 3.43m x 4.39m

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

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.

#### 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

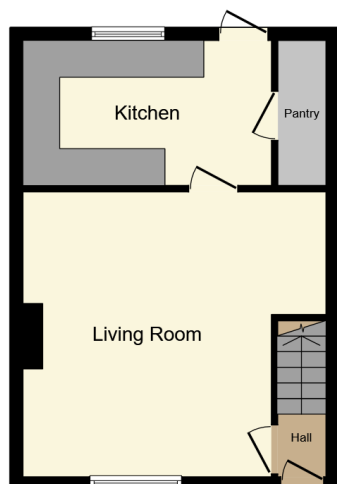
#### AGENTS NOTE

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

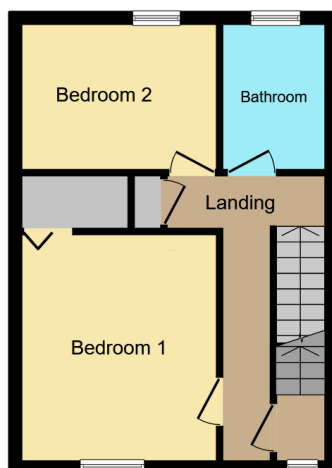
#### COUNCIL TAX BAND: B

#### EPC RATING: D

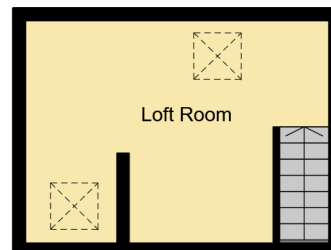
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Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## FLOORPLAN

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	60 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 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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