



## Hawthorn Terrace, Walbottle

- End terrace house
- Four bedrooms
- Two reception rooms
- No onward chain
- Ensuite facilities to two bedrooms
- Enclosed rear yard

**£180,000**



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# Hawthorn Terrace, Walbottle, NE15 8JQ

Welcome to this spacious end terrace house located in the desirable Hawthorn Terrace, Walbottle. With four bedrooms and two reception rooms, this home offers plenty of space for the whole family to enjoy. Internally the accommodation briefly comprises an entrance hall leading to the lounge, dining kitchen, study/playroom (which is currently used as a bedroom) and family bathroom/w.c.

To first floor there is a shower room with separate w.c, four bedrooms, two of which include ensuite facilities.

Externally there is a paved area to the front and enclosed yard to the rear.

We highly recommended an internal viewing to appreciate the size of the accommodation and location on offer.

Hallway  
Central heating radiator.

Lounge 24' 2" x 14' 11" (7.36m x 4.54m)  
Double glazed window to the front, central heating radiator, coving to ceiling, television point and laminate flooring.

Dining kitchen - L-shaped 20' 3" Max x 9' 10" Plus recess (6.17m x 2.99m) plus 13' 0" Max x 11' 4" Max (3.96m x 3.45m)  
Fitted with a range of wall and base units with work surfaces over, tiled splash back, stainless steel sink with mixer tap and drainer, gas cooker point with stainless steel extractor hood over, plumbing for an automatic washing machine, dishwasher and dryer, laminate flooring, coving to ceiling, cupboard housing central heating boiler, central heating radiator, double glazed window and door to the rear and two double glazed skylights.

Study/Playroom (which is currently used as a bedroom) 11' 6" x 8' 0" (3.50m x 2.44m)  
Double glazed window, central heating radiator and coving to ceiling.

Bathroom/w.c  
Fitted with three piece white bathroom suite comprising low level w.c, panel bath with shower over and screen, wall mounted wash hand basin, chrome heated towel rail, tiled walls and flooring.

Landing  
Double glazed window to the side and storage cupboard.

Shower room  
Fitted with a wall mounted wash hand basin, walk in shower cubicle and tiled walls.

Separate W.C  
Fitted with a low level w.c and wall mounted wash hand basin.

Bedroom One 15' 3" Max x 13' 3" Max (4.64m x 4.04m)  
Central heating radiator and double glazed windows to the front and side.

Ensuite 8' 11" Max x 6' 4" Max (2.72m x 1.93m)  
Fitted with a three piece white coloured bathroom suite comprising low level w.c, wall mounted wash hand basin, shower cubicle, tiled walls and laminate flooring.

Bedroom Two 12' 11" Max x 8' 4" Max plus recess (3.93m x 2.54m)  
Double glazed window to the side and a central heating radiator.

Ensuite  
Fitted with a low level w.c, wall mounted wash hand basin, walk in shower cubicle, tiled walls and a double glazed window.

Bedroom Three 8' 11" Max x 9' 0" Plus large recess (2.72m x 2.74m)  
Double glazed window to the front and a central heating radiator.

Bedroom Four 11' 10" Max x 8' 10" Max (3.60m x 2.69m)  
Double glazed window and a central heating radiator.

## Externally

Front  
Paved area

Rear yard  
Enclosed yard which is paved.

## PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Gas Central heating  
Broadband: ADSL Modem  
Mobile Signal Coverage Blackspot: No  
Parking: No Parking

## MINING

The property is known to be on a coalfield and 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: A

EPC RATING: D

WD7469/BW/EM/18.01.2024/V.4



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	61 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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