



## Hareydene, Newbiggin Hall

- End terrace house
- Three bedrooms
- Modern kitchen/diner
- No onward chain
- Cloakroom/w.c
- Bathroom/w.c

**£115,000**



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# Hareydene,

## Newbiggin Hall, NE5 4QT

**Nicely proportioned end terrace house offered with no onward chain.**

**Gad central heating and UPVC double glazing with solid wood flooring to the entire ground floor. The layout comprises an entrance lobby, dining room, kitchen with a range of high gloss finish cabinets and integrated appliances including oven, hob, fridge/freezer, lounge, inner hallway with stairs up to the first floor, guest cloakroom/w.c, three bedrooms and bathroom/w.c. Externally there is enclosed garden to the front.**

**Rook Matthews Sayer would highly recommend an internal viewing to appreciate the accommodation and location on offer.**

#### Entrance Lobby

UPVC entrance door, solid wood flooring and a double glazed window.

#### Cloakroom/w.c

Fitted with a low level w.c, corner wash hand basin, part tiled walls, spotlights, solid wood flooring and a double glazed window.

#### Lounge 14' 6" x 11' 3" (4.42m x 3.43m)

Double glazed window to the front, central heating radiator, recessed spotlights, television point, recessed storage cupboard and solid wood flooring.

#### Kitchen/diner 17' 6" x 11' 6" (5.33m x 3.50m)

Fitted with a range of wall and base units with work surfaces over and upstand, stainless steel sink with mixer tap and drainer, integrated appliances including electric hob with oven below, fridge/freezer, plumbing for an automatic washing machine and dishwasher, recessed cloaks cupboard and general storage cupboard, solid wood flooring and double glazed windows to the front and rear.

#### First Floor Landing

Double glazed window, loft access and built in storage cupboard.

#### Bedroom One 11' 10" x 9' 11" (3.60m x 3.02m)

Double glazed window and a central heating radiator.

#### Bedroom Two 11' 10" x 8' 7" (3.60m x 2.61m)

Double glazed window and a central heating radiator.

#### Bedroom Three 11' 10" x 7' 0" (3.60m x 2.13m)

Double glazed window and a central heating radiator.

#### Bathroom/w.c

Fitted with a three piece bathroom suite comprising low level w.c, pedestal wash hand basin, panel bath with shower over, part tiled walls, central heating radiator, recessed spotlights and a double glazed window.

#### Externally

Enclosed lawn garden to the front with paved path to entrance.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains - Gas

Sewerage: Mains - Gas

Heating: Mains

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: Communal parking

#### 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.

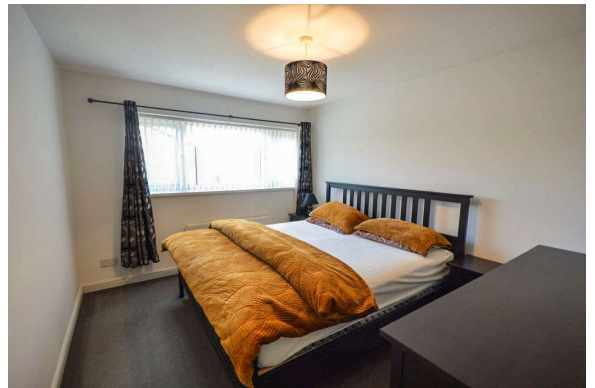
#### TENURE

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: A

EPC RATING: C

WD7613/09.04.2024/BJ/EM/V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	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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