



## Johnson Street, Lemington

- Mid terrace house
- Two bedrooms
- No onward chain
- Bathroom/w.c
- Enclosed rear yard

**Offers over £80,000**



0191 267 1031  
120 Roman Way, West Denton, NE5 5AD

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[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[westdenton@rmsestateagents.co.uk](mailto:westdenton@rmsestateagents.co.uk)



# Johnson Street, Lemington, NE15 8DL

Welcome to this charming terraced house, up for sale and ready to become your new home. This property is neutrally decorated, providing a blank canvas for you to put your own stamp on it.

The house features a spacious reception room, fitted kitchen that includes a breakfast bar, two comfortable bedrooms and a bathroom/w.c.

One of the unique features of this property is that there is no onward chain, meaning the process of moving in could be smoother and quicker.

The location of this house is a major plus point. It is conveniently located near public transport links, making commuting, or travelling a breeze. The proximity to local amenities makes everyday living easy and convenient. And, if you have children or are planning to, the nearby schools are an added benefit.

Externally there is an enclosed yard to the rear and street parking to the front. Rook Matthews Sayer would highly recommend an internal viewing to appreciate the accommodation and location on offer.

Entrance Lobby  
Stairs up to the first floor and a central heating radiator.

Lounge 16' 6" into alcoves x 13' 2" Max(5.03m x 4.01m)  
Double glazed window to the front, laminate flooring, central heating radiator and electric fire.

Kitchen 15' 2" x 7' 9" Plus door recess (4.62m x 2.36m) plus 8' 6" x 4' 9" (2.36m x 1.45m)  
Fitted with a range of wall and base units with work surfaces over, stainless steel sink with mixer tap and drainer, plumbing for an automatic washing machine, tiled walls, central heating radiator, breakfast bar with tiled splash back and two double glazed windows.

Landing  
Loft access.

Bedroom One 12' 2" Plus recess and storage cupboard x 11' 1" Max (3.71m x 3.38m)  
Two double glazed windows to the front, central heating radiator and two storage cupboards.

Bedroom Two 9' 11" Plus recess x 7' 7" (3.02m x 2.31m)  
Double glazed window to the rear and a central heating radiator.

Bathroom/W.C  
Fitted with a three piece white bathroom suite comprising low level W.C, vanity wash hand basin, panel bath with shower mixer tap, airing cupboard, central heating radiator, part tiled walls and tiled flooring and a double glazed window.

Externally  
Enclosed rear yard.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains – Gas  
Broadband: Cable  
Mobile Signal Coverage Blackspot: No  
Parking: Street 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

EPC RATING: D  
COUNCIL TAX BAND: A

WD8016/BW/EM/15.10.2024/V.2



**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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