



Balsam Way, Callerton

- Semi detached house
- Three bedrooms
- Beautifully presented
- Ensuite to main bedroom
- Cloakroom/W.C
- Bathroom/W.C
- Double driveway

£235,000



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

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
westdenton@rmsestateagents.co.uk

Balsam Way, Callerton, NE5 1DF

We are delighted to present to you this immaculate semi-detached house for sale, ideally suited for first-time buyers or families.

The property boasts a total of three bedrooms. The first bedroom is a particular highlight, featuring a convenient en-suite, providing an added layer of privacy and convenience. The remaining bedrooms, while not detailed, adhere to the same high standard set throughout the house.

The heart of the home is undoubtedly the spacious reception room and fully equipped kitchen, there is also a cloakroom/W.C and family bathroom/W.C.

One of the most appealing aspects of this property is its location. It is conveniently situated near public transport links, ensuring easy connectivity to the rest of the city. Additionally, the proximity to local amenities and schools makes this an ideal home for families.

In conclusion, this three-bedroom semi-detached house is a fantastic opportunity for those looking to step onto the property ladder or for families seeking a comfortable, well-placed home. The immaculate condition of the property ensures you can move in without having to worry about repairs or renovations. I encourage interested parties to arrange a viewing at their earliest convenience to fully appreciate what this property has to offer.

Agents Note: Bernicia Housing Association have advised that they would be prepared to staircase a transaction to 100% Freehold ownership on completion. This would mean that any potential purchaser would buy the vendors 29% share and the remaining 71% share of the property from Bernicia Housing Association to enable the Freehold purchase on completion. The advertised price is for the 100% Freehold. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending ability.

Hall

Central heating radiator and stairs up to the first floor.

Kitchen 10' 4" x 8' 3" (3.15m x 2.51m)

Fitted with a range of wall and base units with work surfaces over and upstands, splash back tiles, integrated appliances including as hob with oven below, stainless steel extractor hood, dishwasher and washing machine, central heating radiator, laminate flooring and a double glazed window to the front.

Cloakroom/W.C

Fitted with a low-level W.C, pedestal wash hand basin, central heating radiator and a double glazed window to the front.

Lounge 17' 9" Plus bay x 15' 4" Max (5.41m x 4.67m)

Two central heating radiators, laminate flooring, storage cupboard, feature fire with inset, hearth and surround, double glazed window to the side and rear with French doors leading to the rear garden.

Landing

Loft access.

Bedroom One 11' 4" Max plus storage cupboard x 10' 5" Plus large recess (3.45m x 3.17m)

Double glazed window to the front, laminate flooring, central heating radiator and storage cupboard.

Ensuite

Fitted with a low-level w.c, pedestal wash hand basin, double shower cubicle, central heating radiator and double glazed window to the front.

Bedroom Two 11' 5" x 7' 0" (3.48m x 2.13m)

Double glazed window to the rear and a central heating radiator.

Bedroom Three 8' 1" Plus large recess x 8' 0" Max (2.46m x 2.44m)

Double glazed window to the rear and a central heating radiator.

Bathroom/W.C

Fitted with a low level W.C, pedestal wash hand basin, panel bath, part tiled walls and a central heating radiator.

Externally

Front Garden

Double drive with electric charger point and side access.

Rear Garden

Lawn garden with paved seating area.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains – Gas

Broadband: Fibre to cabinet

Mobile Signal Coverage Blackspot: No

Parking: Driveway

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: B

COUNCIL TAX BAND: C

WD8118/BW/CC/26.02.2025/V.1

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.



16 Branches across the North-East

