



Whorlton Terrace | North Walbottle | NE5 1QH

**£300,000**

Presenting this immaculate three-bedroom mid terraced house, perfectly situated within close proximity to public transport links, reputable schools, and a wealth of local amenities. Finished to an exceptional standard throughout, this property offers comfortable and modern living, ideal for families and professionals alike.

Upon entering, you are welcomed into a bright and spacious reception room, providing an inviting atmosphere for relaxation and entertaining guests. The heart of the home is a well-appointed open plan kitchen/dining room offering a range of integrated appliances.

The property comprises three bedrooms, offering versatile accommodation to suit a range of lifestyles. A pristine bathroom complements the thoughtful layout, featuring contemporary fixtures and fittings for a luxurious touch.

One of the standout features of this home is the beautiful garden, offering a tranquil retreat to unwind or entertain outdoors. Additional outbuildings provide useful storage solutions or the potential for further development, depending on your needs. The vendor has informed us a new roof has been fitted, in addition to new double glazed windows and doors fitted throughout and a full rewire (also Spring 2024).

This superb terraced house, presented in immaculate condition, represents a wonderful opportunity for those seeking a stylish and practical home in a sought-after location. Arrange a viewing to truly appreciate all this exceptional property has to offer.

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**3****1****1****Mid terrace family home****Three bedrooms****Modern and immaculate****Kitchen/Dining room****No chain****Garden room****Bright and spacious lounge****Detached garage****For any more information regarding the property please contact us today****Entrance Hall**

Stairs up to the first floor, central heating radiator and under stair storage cupboard.

**Cloakroom/W.C**

Fitted with a low level W.C with concealed cistern, vanity wash hand basin, chrome heated towel rail, and extractor fan.

Lounge 16' 11" Max x 12' 4" Into alcove (5.15m x 3.76m)  
Double glazed window to the front and a central heating radiator.

**Open plan Kitchen/Dining room**

Kitchen Area 13' 5" Max x 9' 11" Plus recess (4.09m x 3.02m)

Fitted with a range of wall and base units with work surfaces over and upstands, 1 ½ bowl sink with mixer tap and drainer, integrated appliances including hob with oven below and extractor hood over, dishwasher, plumbing for an automatic washing machine, cupboard housing central heating boiler, recessed downlights, central heating radiator, breakfast bar, double glazed window and door to the rear.

Dining Area 13' 9" Max x 8' 5" Max (4.19m x 2.56m)  
Central heating radiator and double glazed window sliding doors leading to the rear garden.

**Landing**

Bedroom One 13' 9" x 9' 10" (4.19m x 2.99m)  
Double glazed window to the rear and a central heating radiator.

Bedroom Two 13' 5" Plus large recess x 9' 11" (4.09m x 3.02m)

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

Bedroom Three (L Shaped )13' 6" x 5' 9" (4.11m x 1.75m) plus recess of 5' 4" x 3' 9" (1.62m x 1.14m)  
Double glazed window to the front and a central heating radiator.

Bathroom/W.C 8' 5" Max x 8' 3" Max (2.56m x 2.51m)  
Fitted with a four piece bathroom suite comprising low level W.C with concealed cistern and wash hand basin set in vanity, double shower cubicle, panel bath, recessed spot lights, heated towel rail, extractor fan and a double glazed window.

**Externally****Front Garden**

Enclosed gravel garden with paved path to entrance.

**Rear Garden**

Paved seating area with access to the outhouses, detached garage, and large lawn area.

**Outhouse 10' 11" x 6' 8" (3.32m x 2.03m)**

Double glazed window, electric heater. Could be used as gym or study.

Outhouse 14' 5" x 6' 0" Plus recess (4.39m x 1.83m)  
Used for storage.

Detached Garage 17' 2" x 10' 3" (5.23m x 3.12m)  
Double doors. Parking bay.



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## PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains – Gas  
Broadband: Fibre to cabinet  
Mobile Signal Coverage Blackspot: No  
Parking: Garage, allocated space and street parking

## 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.

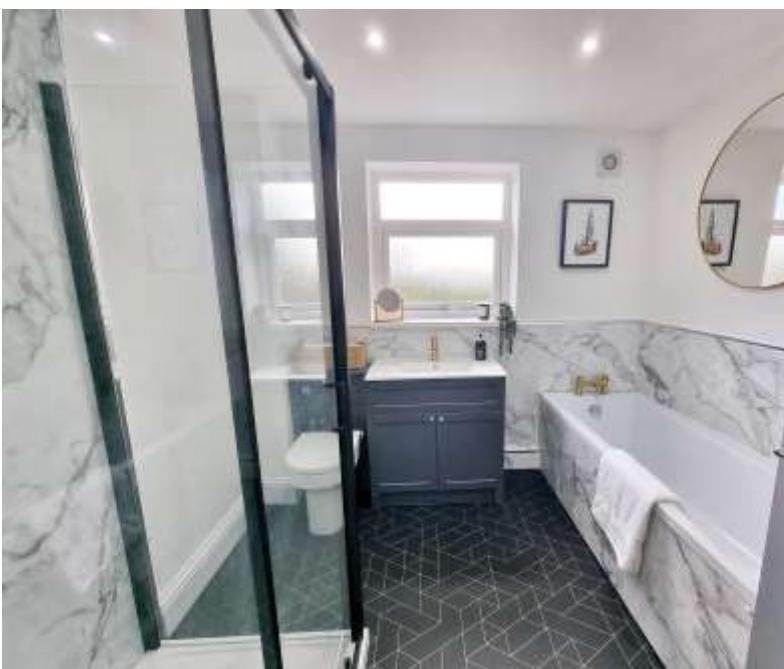
## TENURE

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.

COUNCIL TAX BAND: B

EPC RATING: C

WD8374.BW.EM.23/09/2025/V.2



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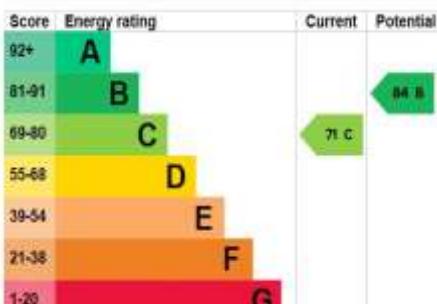
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This Blueprint is only for illustrative purposes and is *not* to scale. Measurements of rooms, rooms, windows, and any items are approximate and no responsibility is taken for any error, omission, or misstatement. Icons of items such as bathroom fixtures and representations only are may look like the real items. Made with Bluebeam Greypix 200.

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