



Westgarth, Whorlton Grange

- First floor flat
- Two bedrooms
- Garage
- No onward chain
- EPC Rating: C

£89,950



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ROOK
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SAYER

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Westgarth

Whorlton Grange, NE5 4NX

This is a fantastic opportunity to purchase a well presented first floor flat situated in Newbiggin Hall. The property is situated in a cul-de-sac location, close to local amenities and the rear garden offers views over Westerhope Golf Course.

The property benefits from gas radiator heating and double glazing and the internal condition comprises; an entrance hall which leads upto the landing, there is a lounge, kitchen, two bedrooms and a bathroom/wc. Externally there is an enclosed rear lawned garden and there is a detached garage to a block.

Rook Matthews Sayer would strongly recommend a viewing on this property to appreciate the accommodation and location on offer.

ENTRANCE HALLWAY

Stairs to first floor

FIRST FLOOR LANDING

Double glazed window to the side, cupboard housing central heating boiler, radiator, loft access, storage cupboard.

BEDROOM ONE 12' 7" x 10' 6" (3.83m x 3.20m)

Double glazed window to the front, radiator, fitted wardrobes, telephone point.

BEDROOM TWO 9' 0" x 8' 5" (2.74m x 2.56m)

Double glazed window to the rear, radiator.

BATHROOM

Three piece bathroom suite comprising of low level w.c, pedestal wash hand basin and bath with electric shower over. Tiled walls, radiator, cupboard, double glazed window to the rear.

KITCHEN 9' 8" including door recess x 9' 1" (2.94m x 2.77m)

Fitted wall and base units with work surfaces over, stainless steel sink with mixer tap and drainer unit, electric cooker point with extractor hood over, double glazed window to the rear, plumbing facilities for washing machine, radiator.

LOUNGE 16' 0" x 12' 1" (4.87m x 3.68m)

Double glazed window to the front, radiator, coving to ceiling, television point.

EXTERNALLY

Enclosed lawned garden to the rear with shrubs and plants to side. Detached garage in separate block.

TENURE

Lease and maintenance details have been provided by the seller however the accuracy cannot be guaranteed as we have been unable to verify them by means of current documentation. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.

WD5050/CS/KT/07.02.2018/V2



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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.

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