



Hawthorn Street | Walbottle | NE15 8JS

**£100,000**



**Mid-Terraced Flat**

**Two Bedrooms**

**Cloakroom/W.C**

**Kitchen with direct rear garden access**

**Spacious Loft Area**

**Cosy Lounge Area**

**Street Parking**

**No onward chain**

**ROOK  
MATTHEWS  
SAYER**

This two-bedroom flat is offered for sale and is situated on Hawthorn Street in Walbottle.

The property would be ideal for a purchaser looking for the opportunity to design and update the interior to their own specifications. The accommodation includes a cozy reception room, a kitchen leading to the rear yard, a large loft area and cloakroom/W.C providing a practical layout suitable for a range of buyers or investors.

The location of this flat provides access to numerous local amenities. Residents benefit from convenient shopping options, and essential services available. The area is served by a selection of schools, making it a practical choice for households with educational needs.

For public transport, the property is well placed for access to Newcastle's main railway station from nearby stations such as Blaydon and Metrocentre, with direct services to Newcastle City Centre. Typical journey times to Newcastle Central Station are under 15 minutes by train. A network of local buses operates throughout the area, offering connections to Gateshead, Metrocentre, and Newcastle City Centre further enhancing the area's accessibility.

For more information or to arrange a viewing, please contact our office.

Entrance Hall  
Stairs to first floor landing

First Landing  
Stairs to second landing

Lounge 14' 4" Max x 11' 2" Max (4.37m x 3.40m)  
Double glazed window to the rear and a central heating radiator.

Kitchen 9' 7" Max x 5' 11" Max (2.92m x 1.80m)  
Fitted with wall and base units, splash back tiles, 1 ½ bowl stainless steel mixer tap with drainer, gas hob, oven and grill with extractor hood over, fridge freezer, cupboard housing central heating boiler, double glazed window and a door the rear garden.

Bathroom  
Four piece bathroom suite comprising low level W.C, pedestal wash hand basin, panel and shower cubicle, central heating radiator, tiled flooring, part tiled walls and a double glazed window.

Bedroom One 13' 7' Max x 11' 2" plus alcove (4.14m x 3.40m)  
Double glazed window to the rear and a central heating.

Bedroom Two 9' 3" x 8' 4" (2.82m x 2.54m)  
Double glazed window to the rear and a central heating radiator.

Second Landing  
Loft Conversion (Restricted height)  
Double glazed windows to the front and rear, two central heating radiators.

Cloak/W.C  
Fitted with a low level W.C, pedestal wash hand basin with splash back tiles, chrome heated towel rail and a double glazed skylight.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains - Gas  
Broadband: Cable  
Mobile Signal Coverage Blackspot: No  
Parking: On street

#### 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

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.  
Length of Lease: 999 years from 31 October 1990  
Ground Rent: Nil  
Service Charge: Nil

COUNCIL TAX BAND: A  
EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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ROOK  
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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. 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.