



Burt Terrace | Walbottle | NE15 9RY
Offers in Excess of £170,000

 3  2  1

Mid-Terrace- House

Modern Kitchen

Three Bedrooms

Family Bathroom/W.C

Spacious Lounge

Front Garden and Rear Yard

Stylish Dining Room

Street Parking

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This three-bedroom terraced house is offered for sale in the residential area of Wal bottle, well placed for families and first-time buyers. The property provides a practical but cosy layout including two spacious reception rooms, kitchen, and a family bathroom/W.C, offering straightforward accommodation suitable for everyday living. Externally there is a fenced garden to the front and enclosed yard to the rear.

The location benefits from a good range of local amenities, including shops, supermarkets and services available within the surrounding neighbourhoods of the West End of Newcastle. Green spaces are within easy reach, with local parks and riverside walks along the Tyne accessible by a short drive or bus journey, providing opportunities for leisure and recreation.

Nearby schools serve the area at primary and secondary level, making this a convenient option for families seeking access to education within the local community. Public transport links are available via local bus routes connecting to Newcastle city centre and surrounding districts, offering access to employment, retail and leisure facilities. Newcastle Central Station, with mainline rail services to cities including Edinburgh, York and London, can be reached by bus or car from the property.

Road connections are convenient, with routes towards the A1 and other major roads providing access across Tyneside and further afield. Overall, this three-bedroom terraced house for sale presents a well-located home within an established community, with access to public transport, schools, local amenities and green spaces.

Entrance Lobby

Hallway
Central heating radiator and a double-glazed window.

Lounge 13' 7" Max x 11' 5" Max (4.14m x 3.48m)
Double glazed window to the front, feature fire place, television point, wood flooring, and a central heating radiator.

Dining Room 13' 8" Max plus storage x 12' 11" Max (4.16m x 3.93m)
Double glazed window to the rear, fireplace, and a central heating radiator.

Kitchen 12' 2" Max x 7' 0" Max 3.71m x 2.13m)
Fitted with a range of wall and base units, splash back tiles, 1 ½ bowl sink with drainer and mixer tap, a central heating radiator double glazed window to the side, door to the rear yard, gas point, plumbing for a washing machine and dishwasher.

Landing
Loft access and storage.

Bathroom
Double glazed window, panel bath with shower over, pedestal wash hand basin, low level W.C and storage.

Bedroom One 12' 3" Max x 10' 6" Max (3.73m x 3.20m)
Double glazed window to the front and a central heating radiator.

Bedroom Two 12' 7" x 10' 7" (3.83m x 3.22m)
Double glazed window to the rear and a central heating radiator.

Bedroom Three 8' 5" x 6' 5" (2.56m x 1.95m)
Double glazed window to the rear and a central heating radiator.

Externally-

Front
Enclosed fenced garden to the front of the property.

Rear
Yard to the rear of the property.

PRIMARY SERVICES SUPPLY

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

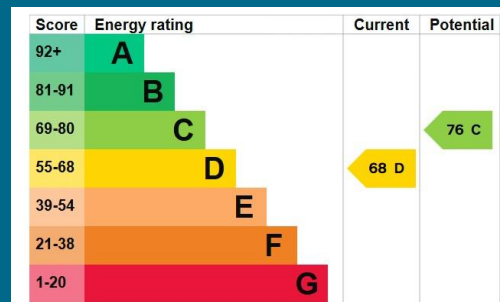
MINING

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. .

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: D

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T: 0191 2671031

Branch: westdenton@rmsestateagents.co.uk

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