



Hedgehope Road | Newbiggin Hall | NE5 4LA

**£125,000**



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1

End terrace house

Three bedrooms

Kitchen

Bathroom/W.C

No onward chain

Enclosed rear garden

ROOK  
MATTHEWS  
SAYER

**Presenting an appealing end of terrace house, now available for sale, ideally situated to offer both comfort and convenience. This three-bedroom property provides a wonderful opportunity for first-time buyers and families seeking their next home.**

**Upon entering, you are welcomed by a well-proportioned reception room and fitted kitchen with access to the low maintenance rear garden. The first floor offers three well proportioned bedrooms and a family bathroom/W.C.**

**The house benefits from excellent local amenities and is located within easy reach of reputable nearby schools, making the morning school run a breeze. Enhanced by superb public transport links, commuting to nearby towns or the city centre becomes a stress-free experience, further highlighting this property's practical appeal.**

**Ideal for families and first-time buyers, this charming end of terrace home is ready for its new owners to move in and enjoy everything the local area has to offer. Arrange a viewing today to appreciate all that this property has to offer.**

**Agents Note; It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.**

#### Entrance Hallway

Storage cupboard, central heating radiator, laminate flooring, and stairs up to the first floor.

#### Lounge 24' 2" Plus bow window x 10' 6" (7.36m x 3.20m)

Double glazed bow window to the front, laminate flooring, central heating radiator and feature fireplace with inset fire, hearth, and surround.

#### Kitchen 9' 2" Max x 8' 2" Max (2.79m x 2.49m)

Fitted with a range of wall and base units with work surfaces over, splash back tiles, integrated hob with oven below and extractor hood over, stainless steel sink with mixer tap and drainer, central heating boiler, plumbing for an automatic washing machine and double glazed sliding doors leading to the rear garden.

#### Landing

Airing cupboard and loft access.

#### Bedroom One 13' 0" Max x 9' 7" Plus recess (3.96m x 2.92m)

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

#### Bedroom Two 10' 9" Max x 9' 11" Plus recess (3.27m x 3.02m)

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

#### Bedroom Three 7' 10" Max x 7' 1" Plus large recess (2.39m x 2.16m)

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

#### Bathroom/W.C

Fitted with a three piece bathroom suite comprising low level W.C, pedestal wash hand basin, panel bath with shower over and screen, fully tiled, central heating radiator and two double glazed windows to the rear.

#### Externally

##### Front Garden

Lawn garden with shared block paved path to entrance.

##### Rear Garden

Low maintenance paved garden with gravel borders.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains – Gas

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: 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: A

#### EPC RATING: B

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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**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

**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.