



Roachburn Road | Hillheads Estate | NE5 5ND

£210,000



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Semi detached house

Cloakroom/W.C

Three bedrooms

No onward chain

Open plan Lounge/dining room

Shower room/W.C

Spacious Kitchen

Front and rear gardens, single garage

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This spacious family home, situated on Hillheads Estate, presents an excellent opportunity for renovation.

Offering no onward chain the property internally comprises an entrance porch, hall, open plan lounge/dining room, cloakroom/W.C. breakfasting kitchen, and utility room. To the first floor there are three bedrooms which includes two double bedrooms and shower room/W.C. Externally there are front and rear gardens. The front is laid to lawn with driveway to side leading to the single garage. Enclosed south facing rear garden, there is also gate access to recreational field. The property is not over looked from the rear. The local area offers a range of amenities, including nearby shops, supermarkets, and everyday services, with further options available in Newcastle City Centre. Families will find a selection of primary and secondary schools within a short drive or bus ride, serving the surrounding residential neighbourhoods.

Rook Matthews Sayer would highly recommend an internal viewing to appreciate the accommodation and location on offer.

Porch
Door leading to: -

Hall
Central heating radiator, stairs up the first floor and storage cupboard.

Open plan Lounge/Dining room
Lounge Area 13' 0" Plus bay x 11' 4" (3.96m x 3.45m)
Double glazed bay window to the front, feature fireplace with brick built surround and a central heating radiator.

Dining Area 16' 3" Max x 10' 1" Max (4.95m x 3.07m)
Double glazed window to the rear, coving to ceiling and a central heating radiator.

Breakfasting Kitchen 16' 0" Max x 9' 7" Max (4.87m x 2.92m)
Fitted with a range of wall and base units with work surfaces over, 1 ½ stainless steel sink with mixer tap and driver, integrated hob with extractor hood over, eyelevel oven and grill, plumbing for a dishwasher, tiled walls, double glazed window to the rear and storage cupboard.

Utility Area
Plumbing for an automatic washing machine, double glazed window, and door to the rear and to the garage.

Cloakroom/W.C
Fitted with a low level W.C, central heating radiator, wall mounted wash hand basin and tiled walls.

Landing
Double glazed window to the side.

Bedroom One 13' 6" Into bay x 9' 4" Wardrobes plus recess (4.11m x 2.84m)
Double glazed bay window to the front, central heating radiator, fitted wardrobes and drawers.

Bedroom Two 9' 8" Plus wardrobes x 8' 8" Max (2.94m x 2.64m)
Double glazed window to the rear, central heating radiator, fitted wardrobes and drawers.

Bedroom Three 8' 0" Max x 8' 0" Including storage cupboard (2.44m x 2.44m)
Double glazed window to the front, central heating radiator, and storage cupboard.

Shower room/W.C
Fitted with a three-piece bathroom suite comprising low level W.C, pedestal wash hand basin, walk in shower cubicle, Airing cupboard which houses condensing boiler, central heating radiator and a double glazed window.

Externally

Front Garden
Lawn area with planted borders and driveway providing off street parking and leading to the single garage.

Rear Garden
Enclosed mainly lawn garden with planted borders and paved seating, greenhouse, outdoor water tap and power socket and a gate leading to a recreational field.

Garage 20' 2" x 8' 4" (6.14m x 2.54m)
Door width 7' 0" (2.13m)
Side hinged garage doors, with power and lighting with built in storage cupboard (Was the coal house).

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: Fibre to premises
Mobile Signal Coverage Blackspot: No
Parking: Driveway and garage

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 1st March 1956
Ground Rent: £4.50

COUNCIL TAX BAND: C

EPC RATING: TBC

WD8531/06.02.2026/BW/EM/V.2

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EPC RATING

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