



Poppy Place | Great Park | NE13 9EZ

£196,995



Immaculate end terraced house

2 double bedrooms

Southerly facing garden

Frequent transport links

Occupying generous corner plot

Ideally suited for a first time buyer

RMS | Rook
Matthews
Sayer

An immaculate 2 bedroom end terraced house occupying generous corner plot with southerly facing garden and driveway. The property is ideally suited for a first time buyer or investment opportunity and benefits from a ground floor WC, 2 double bedrooms, UPVC double glazing and gas fired central heating via combination boiler. There are frequent transport links nearby as well as local shops and amenities. The A1 motorway is a short distance away.

ENTRANCE DOOR LEADS TO:

ENTRANCE HALL

Staircase to first floor, radiator.

W.C.

Double glazed window, low level WC, pedestal wash hand basin, extractor fan, radiator.

SITTING ROOM 15'5 x 13'1 (max) (4.70 x 3.99m)

Understairs cupboard, double glazed French door, double radiator.

KITCHEN 10'0 x 6'1 (3.05 x 1.85m)

Fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built in gas hob, extractor hood, space for washing machine, double glazed window, convector fan.

FIRST FLOOR LANDING

Access to roof space.

BEDROOM ONE 13'1 x 10'1 (3.99 x 3.07m)

Double glazed window to rear, radiator.

BEDROOM TWO 11'1 (to wardrobes) x 8'4 (3.38 x 2.54m)

Double glazed window to front, fitted wardrobes, built in cupboard, radiator.

BATHROOM/W.C.

Three piece suite comprising: panelled bath with shower over, pedestal wash hand basin, low level WC, part tiled walls, radiator, extractor fan.

FRONT GARDEN

Flower, tree and shrub borders, driveway.

REAR GARDEN

Laid mainly to lawn, patio, southerly facing, fenced boundaries, garden shed, gated access.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

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.

AGENTS NOTE:

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

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

Maintenance Charge: £ 150.00 per annum -

Review Period: TBC - Increase Amount: TBC

COUNCIL TAX BAND: B

EPC RATING: B

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Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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.

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