



Fawcetts Cottage | Hagg Bank | NE41 8JU

£140,000

For sale is this semi detached four-bedroom property, positioned in a sought-after location in Hags Bank and close to Wylam. This home presents an ideal opportunity for investors, offering scope for renovation and personalisation throughout.

ROOK
MATTHEWS
SAYER



4



1



2

SEMI DETACHED

TOWN HOUSE

TO RENOVATE

SPACIOUS LIVING

FOUR BEDROOMS

TWO BATHROOMS

ROOF TERRACE

NO UPPER CHAIN

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

The property is arranged over multiple floors. The top floor boasts a well-proportioned master bedroom with an en-suite and direct access to a private roof terrace, providing ample outdoor space and elevated views. Accommodation further includes a second double bedroom and two single bedrooms, ensuring flexible options for family or guest use.

There are two bathrooms—a family bathroom serving the main bedrooms and an en-suite within the master bedroom, supporting both comfort and convenience.

The property features a single welcoming reception room enhanced by a fireplace and log burner, adding a characterful touch and warmth to the space. The kitchen benefits from generous natural light, an area for dining, and direct access to the yard—offering the potential for both indoor and outdoor entertaining.

The property holds an EPC rating of G.

Set within an area favoured for its green spaces and with convenient access to public transport links, walking and cycling routes, this residence is well positioned for those who enjoy an active lifestyle. The proximity to local amenities further enhances its appeal.

With its unique features and prime location, this home offers plentiful potential for refurbishment and value enhancement.

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Ground Floor

Living Room: 14'07" x 14'11 (max) - 4.45m x 4.55m

Kitchen: 14'03" x 6'01" - 4.34m x 1.85m

Diner: 14'09" x 11'08" - 4.50m x 3.56m

First Floor

Bedroom: 9'0" x 8'07" - 2.74m x 2.62m

Bedroom: 13'08" (max) x 7'01" - 4.17m x 2.16m

Bedroom: 13'08" (max) x 6'09" - 4.17m x 2.06m

Bathroom: 6'01" x 7'10" (max) - 1.85m x 2.39

Second Floor

Bedroom: 15'05" (max) x 14'01" (max) - 4.70m x 4.29m

En-suite: 5'08" x 7'10" - 1.73m x 2.39m

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

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: G

P00007456.SD.SD.12/9/25.V.1



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	18 G	

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.