

Shawdon Close | Newbiggin Hall | NE5 4LF

£150,000

3 1 2

Mid Terrace House

Three Bedrooms

Cloakroom/W.C

Modern Fitted Kitchen

Bathroom/W.C

Modern Throughout

Front & Rear Gardens

Ideal For First Time Buyers

RMS | Rook Matthews Sayer

This well presented mid terrace home offers comfortable and stylish accommodation throughout, making it an ideal purchase for first-time buyers looking to step onto the property ladder, as well as those seeking to downsize.
The property briefly comprises an entrance hall, ground floor cloakroom/W.C., lounge with staircase to the first floor, and a well-equipped kitchen fitted with a range of wall and base units and access to the rear garden. To the first floor, there are three bedrooms and a family bathroom/W.C.
Externally, the property benefits from a lawned front garden with a paved pathway leading to the entrance, while to the rear is an enclosed garden, mainly laid to artificial lawn with a paved seating area, providing a low-maintenance outdoor space to enjoy.
Offering ready-to-move-into accommodation in a popular residential location, this attractive home is sure to appeal to a wide range of purchasers an early viewing is highly recommended.

Entrance Hall
Providing access to the lounge and: -

Cloakroom/W.C
Fitted with a low level W.C., wash hand basin, central heating radiator, partially tiled walls, tiled flooring, and a double glazed window to the front elevation.

Lounge 15' 11'' Max x 14' 8'' Max including stairs
(4.85m x 4.47m)
Featuring a double glazed window to the front, central heating radiator, and staircase leading to the first floor.

Kitchen 14' 6'' Max x 8' 7'' Max (4.42m x 2.61m)
Fitted with a range of wall and base units with complementary work surfaces, splash back tiling, stainless steel sink with mixer tap, integrated hob with extractor hood above and oven below. There is plumbing for an automatic washing machine and dishwasher, space for a tumble dryer, two double glazed windows, and a door providing access to the rear garden.

Landing

Bedroom One 13' 11'' x 8' 5'' (4.24m x 2.56m)
Double glazed window to the front elevation, central heating radiator, and decorative panelled feature wall.

Bedroom Two 10' 6'' x 8' 5'' (3.20m x 2.56m)
Double glazed window to the rear elevation, central heating radiator, and feature wall panelling.

Bedroom Three 7' 9'' Plus recess and storage cupboard x 5' 11'' Max (2.36m x 1.80m)
Double glazed window to the front elevation, laminate flooring, central heating radiator, built-in storage cupboard, and fitted clothes rail with additional storage.

Bathroom/W.C
Appointed with a three-piece suite comprising a low level W.C., pedestal wash hand basin, and panelled bath with shower over. Complemented by partially tiled walls and a double glazed window.

Externally
Front Garden
Laid mainly to lawn with a paved pathway leading to the entrance door.

Rear Garden
Enclosed rear garden, predominantly laid with artificial lawn and complemented by a paved seating area.

Agent's Note: Please be advised that an AML fee will be payable upon acceptance of an offer. This fee covers the cost of conducting the necessary identity verification and anti-money laundering checks.

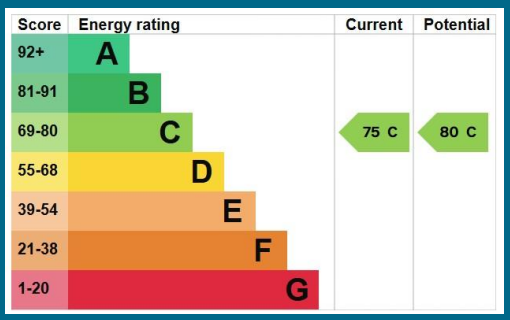
PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains – Gas
Broadband: Fibre to premises
Mobile Signal Coverage Blackspot: No
Parking: Allocated Parking Space

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: 125 years from 14 June 1994
Ground Rent: £0.00

COUNCIL TAX BAND: A
EPC RATING: C

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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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