



Mortimer Avenue, Newbiggin Hall

- Semi detached family home
- Three bedrooms
- Kitchen and utility room
- Bathroom with separate w.c
- Front and rear gardens

£125,000



0191 267 1031
120 Roman Way, West Denton, NE5 5AD

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
westdenton@rmsestateagents.co.uk

Mortimer Avenue, Newbiggin Hall, NE5 4AD

Offering no onward chain is the semi detached family home which is located on Mortimer Avenue in Newbiggin Hall. The property is within easy reach of local shops, school, and transport links. The property has been recently refurbished throughout and internally comprises an entrance hall leading to lounge, recently refitted kitchen, and utility room. To the first floor there are three bedrooms, bathroom with separate w.c.

Externally there are front and rear gardens. The front is laid to lawn with path to entrance, to the rear there is an enclosed garden with paved area.

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

Hall

Laminate flooring, central heating radiator and storage cupboard.

Lounge 17' 10" Max x 11' 2" Max (5.43m x 3.40m)

Dual aspect double glazed windows to the front and rear, laminate flooring, feature fireplace and television point.

Kitchen 13' 2" Max x 8' 11" Max plus recess (4.01m x 2.72m)

Fitted with a range of wall and base units with work surfaces over, splash back tiles, stainless steel sink with mixer tap and drainer, newly integrated oven and hob, recessed spotlights, storage cupboard, tiled flooring, double glazed window, and door to the rear.

Utility Room 8' 8" Max x 6' 11" Max (2.64m x 2.11m)

Plumbing for an automatic washing machine, central heating radiator and double glazed window to the front.

Landing

Double glazed window to the rear.

Bedroom One 12' 0" Max x 11' 2" Max (3.65m x 3.40m)

Double glazed window to the rear, newly fitted carpet, and a central heating radiator.

Bedroom Two 10' 1" Plus storage cupboard x 8' 8" Plus recess (3.07m x 2.64m)

Double glazed window to the front, newly fitted carpet, and a central heating radiator.

Bedroom Three 8' 10" x 7' 0" Plus storage (2.69m x 2.13m)

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

Bathroom

Fitted with a tiled panel bath with shower over, pedestal wash hand basin, storage cupboard, tiled walls and a double glazed window to the rear.

Separate w.c

Double glazed window to the rear and close coupled w.c.

Externally

Front Garden

Lawn garden with path to entrance.

Rear Garden

Enclosed lawn garden with paved area.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains – Gas

Broadband: ADSL Modem

Mobile Signal Coverage Blackspot: No

Parking: On street parking

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and 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: 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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