



## Weetslade Burradon

- Mid Terrace
- Open Plan Living
- Immaculate Presentation
- Three Bedrooms
- Freehold

**£ 225,000**



0191 266 7788  
22 Station Road, Forest Hall, NE12 9AD

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[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[foresthall@rmsestateagents.co.uk](mailto:foresthall@rmsestateagents.co.uk)

# Weetslade

Burradon

## PROPERTY DESCRIPTION

Brand new to the sales market is this fully renovated three bedroom family home on Weetslade Terrace, Burradon. This property boasts spacious living, modern décor and styling throughout and a large open plan family space to the rear. Located in Burradon, this home is a short walk to local amenities, schooling and is within direct access to the A1 & the A19.

Briefly comprising of entrance lobby and hallway with access to the principle rooms on the ground floor. The formal living room to the front offers statement décor, feature fireplace and ample space for furniture. Into the second reception room, to the rear, with a newly laid herringbone flooring that flows through to the kitchen. With space for living and dining, this is clearly the heart of the family home. The kitchen has a full range of fitted wall and base units in a stylish navy blue finish. There is a range of integrated appliances and ample countertop space. The open staircase leads up to the first floor.

The first floor finds the principle bedroom to the rear which is a generous double bedroom with alcoves for storage and an additional small room off the side for further storage, this could also be converted into an en-suite if desired. There is another spacious double to the front along with a third bedroom and the family bathroom to the rear. There is also hatch access to the loft for further storage or future conversion.

Externally this property offers a private West facing decked yard to the rear with gates for secure off street parking.

Living Room: 16'05" x 14'02" - 5.0m x 4.32m

Family Room: 17'03" x 14'03" - 5.26m x 4.34m

Kitchen: 8'04" x 12'09" - 2.54m x 3.89m

Bedroom One: 12'02" x 14'02" - 3.71m x 4.32m

Bedroom Two: 12'02" x 14'02" - 3.71m x 4.32m

Bedroom Three: 7'06" x 10'07" - 2.29m x 3.22m

Bathroom: 8'03 x 8'00" - 2.52m x 2.44m

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: ON STREET & REAR YARD

## 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: B

EPC RATING: D

FH00008438.SD.SD.9/7/24.V.1



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