



ROOK
MATTHEWS
SAYER

Wedmore Road, Hillheads Estate
£260,000

Wedmore Road, Hillheads Estate, NE5 5NR

- Immaculate semi detached family home
- Three bedrooms
- Open plan lounge, diner, and kitchen
- Modern shower room/w.c
- No onward chain
- Front and rear gardens

£260,000

Welcome to this stunning, immaculate, semi-detached family home. This delightful property is on the market for sale, without any onward chain complications.

The ground floor offers an entrance porch, hall with an open-plan design that offers a seamless flow throughout the lounge, dining room and modern fitted kitchen which includes integrated Miele appliances, access to the utility room and garage. To the first floor there are three bedrooms and a modern shower room/w.c.

Externally there are front and rear gardens. The front is laid to lawn with block paved drive providing parking and to the rear there is an enclosed garden.

Located in a friendly neighbourhood with excellent public transport links, your daily commute will be a breeze. Families will appreciate the nearby schools, making morning school runs fuss-free. Plus, local amenities are just a stone's throw away, adding to the convenience of this superb location.

Entrance Porch

Double glazed windows and door leading to:-

Hall

Central heating radiator, tile effect luxury vinyl throughout the ground floor and stairs up to the first floor.

Open plan lounge, dining room and kitchen

Lounge Area 13' 4" Including recess x 13' 0" Max (4.06m x 3.96m)

Double glazed bay window to the front, central heating radiator and coving to ceiling.

Dining Area 14' 1" Max x 10' 2" Max (4.29m x 3.10m)

Tiled flooring, coving to ceiling, and sliding doors leading to the rear garden.

Kitchen Area 14' 1" Max x 8' 6" Max (4.29m x 2.59m)

Modern fitted with a range of wall and base units with Quartz worktops and soft closers, integrated Miele appliances including 5 ring gas hob with extractor over, eye level electric oven, sink with mixer tap, recessed downlights, central heating radiator, double glazed window, tiled flooring, storage cupboard and door leading to:-

Utility Room

Fitted with a range of wall and base units with work surfaces over, stainless sink with mixer tap and drainer, central heating radiator, central heating boiler, double glazed window and door to the rear and door to garage.

Landing

Double glazed window to the side.

Bedroom One 12' 2" Max x 11' 9" Max (3.71m x 3.58m)

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

Bedroom Two 12' 1" x 9' 2" (3.68m x 2.79m)

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

Bedroom Three 9' 3" Max x 7' 9" Max (2.82m x 2.36m)

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

Shower room/w.c

Fitted with a three piece white coloured suite comprising low level w.c, pedestal wash hand basin and walk in shower cubicle, heated towel rail, fully tiled, recessed downlights, loft access, extractor fan and a double glazed window.

Externally

Front Garden

Lawn garden with block paved drive to side providing off street parking and leading to the garage.

Rear Garden

Enclosed garden which is mainly laid to lawn with paved seating area and mature shrubs.

Garage 15' 11" x 7' 8" (4.85m x 2.34m)

Door width 6' 11" (2.11m)

Accessed via up and over garage door or door from utility.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains – Gas

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: Driveway and garage

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

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: 999 years from 20th August 1958

Ground Rent: £9 per annum. No planned increase.

EPC RATING: C

COUNCIL TAX BAND: C

WD7939/BW/EM/15.08.2024/V.1



120 Roman Way, West Denton, NE5 5AD westdenton@rmsestateagents.co.uk

0191 267 1031 www.rookmatthewssayer.co.uk

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 in 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 buyer must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatsoever in relation to this property.

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.

16 Branches across the North-East



