



Naworth Drive, Westerhope

- Mid terrace house
- Three bedrooms
- Kitchen
- Bathroom/w.c
- Front and rear gardens

£130,000



ROOK
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Naworth Drive,

Westerhope, NE5 5PT

This charming three bedroom terraced home is in good condition, this property is ready to welcome its new owners without the need for any immediate work. To the ground floor there is a modern fitted kitchen with integrated appliances, bathroom/w.c and lounge. Upstairs, you will find three bedrooms, offering plenty of space. Externally there is a block paved garden to the front. The rear is mainly laid to lawn with paved area. Location-wise, this home sits in a highly sought-after area with fantastic public transport links. It is also a stone's throw away from local schools and local amenities. Rook Matthews Sayer would highly recommend an internal viewing to appreciate the accommodation and location on offer.

Entrance Hall
Stairs up to the first floor and a central heating radiator.

Kitchen 10' 7" Max x 8' 6" Max (3.22m x 2.59m)
Fitted with a range of wall and base units with work surfaces over, splash back tiles, stainless steel sink with mixer tap and drainer, integrated hob with oven below and extractor hood over, plumbing for an automatic washing machine, space for tumble dryer, tiled flooring and double glazed window to the rear.

Bathroom/w.c
Fitted with a three piece bathroom suite comprising low level w.c, panel bath with shower over, wall mounted wash hand basin, part tiled walls, central heating radiator, tiled flooring and a double glazed window to the rear.

Lounge 17' 11" Max x 10' 5" Max (5.46m x 3.17m)
Double glazed window to the front, central heating radiator, feature fireplace, recessed downlights and double glazed doors leading to the rear garden.

Landing
Double glazed window to the front and loft access.

Bedroom One 13' 7" Plus recess and storage cupboard x 9' 0" Max (4.14m x 2.74m)
Double glazed window to the front, central heating radiator and storage cupboard.

Bedroom Two 13' 0" Plus recess x 8' 6" Max (3.96m x 2.59m)
Double glazed window to the rear and central heating radiator.

Bedroom Three 8' 0" Max x 5' 5" Max (2.44m x 1.65m)
Double glazed window to the rear and storage cupboard.

Externally

Front Garden
Block paved garden to the front.

Rear Garden
Enclosed garden which is mainly laid to lawn with paved area.

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains – Gas
Sewerage: Mains
Heating: Mains – Gas
Broadband: None
Mobile Signal Coverage Blackspot: No
Parking: On street parking

MINING

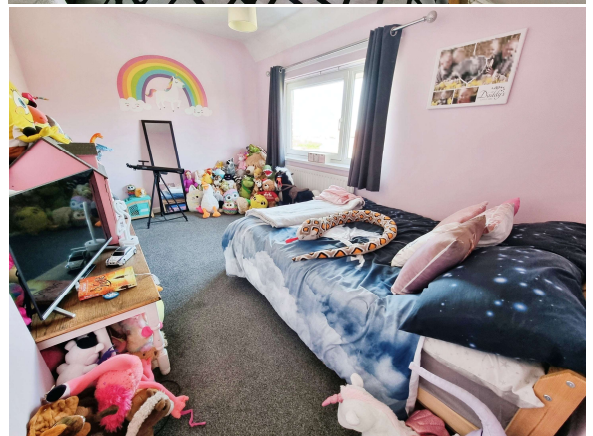
The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

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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