



## Whorlton Place, Hillheads Estate

- Mid terrace house
- Two bedrooms
- Modern fitted kitchen
- Bathroom/w.c
- No onward chain

**£125,000**



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# Whorlton Place,

## Hillheads Estate, NE5 5QU

Welcome to this charming terraced property that is currently for sale! This home is in good condition, ready to welcome its new owners with open arms.

The property offers no onward chain and briefly comprises an entrance hall leading to lounge and modern fitted kitchen. To the first floor there are two generous bedrooms and a newly refurbished bathroom/w.c.

This lovely home is ideally located with convenient public transport links nearby, perfect for commuters. It is also within proximity to the local schools which is great if you have children. In addition, local amenities are just a stone's throw away, so you have everything you need right on your doorstep.

This property is ideal for first time buyers looking to step onto the property ladder. It offers a perfect balance between comfort and convenience, making it a great place to start your home-owning journey.

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, central heating radiator, under stairs storage cupboard.

#### Lounge 19' 2" Plus bow window x 10' 2" (5.84m x 3.10m)

Two central heating radiators, feature fireplace, dual aspect with double glazed bow window to the front and double glazed window to the rear.

#### Kitchen 13' 3" Max x 10' 10" Max (4.04m x 3.30m)

Fitted with a range of wall and base units with work surfaces over, part tiled walls, stainless steel sink with mixer tap and drainer, plumbing for an automatic washing machine, tiled flooring, central heating radiator, double glazed window and door to the rear.

#### Landing

Two storage cupboards and loft access.

#### Bedroom One 13' 11" Max x 9' 10" Max plus storage cupboard (4.24m x 2.99m)

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

#### Bedroom Two 13' 10" x 9' 3" Plus two storage cupboards (4.21m x 2.82m)

Double glazed window to the rear, central heating radiator and two storage cupboards.

#### Bathroom/w.c

Modern fitted bathroom suite comprising low level w.c, vanity wash hand basin, panel bath with shower over and screen, fully tiled walls and flooring, chrome heated towel rail. two double glazed windows.

#### Externally

##### Front Garden

Lawn garden with path to entrance.

##### Rear Garden

Enclosed garden which is laid to lawn with paved seating area.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains – Gas

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: On street

#### 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

EPC RATING: TBC

COUNCIL TAX BAND: A

WD7957/BW/EM/21.08.2024/V.1



**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 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 buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever 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.

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