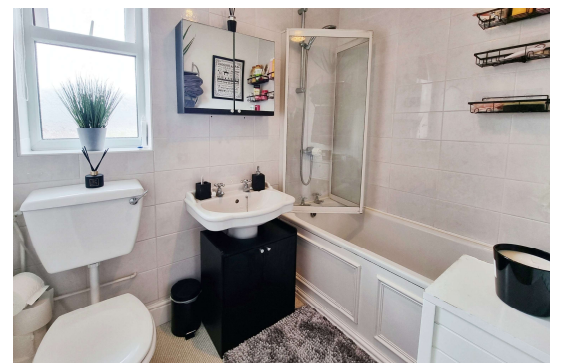
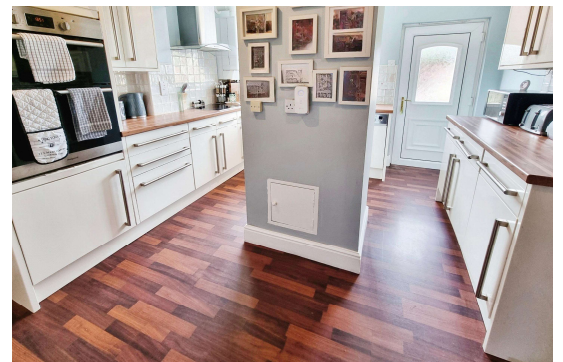




Briarside, Westerhope

- Semi detached house
- Three bedrooms
- Two reception rooms
- Kitchen and utility room
- Bathroom/w.c

£180,000



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

ROOK
MATTHEWS
SAYER

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

Briarside, Westerhope, NE5 2LT

This charming semi-detached property is currently on the market and waiting to welcome a new family. Lovingly maintained, the home is in good condition and promises to provide comfort and convenience.

The property internally comprises an entrance hall leading to lounge, dining room, modern fitted kitchen and utility room. The first floor offers three bedrooms and a family bathroom/w.c.

In terms of location, this home really does have it all. It is ideally situated close to public transport links, making commuting a breeze. For those with children, the proximity to local schools will certainly be appreciated, not to mention, local amenities are within half a mile, ensuring everything you need is within easy reach.

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

Entrance Hall

Double glazed window to the front, stairs up to the first floor, central heating radiator and under stairs storage cupboard.

Lounge 14' 11" Into bay x 11' 5" Into alcove (4.54m x 3.48m)

Double glazed bay window to the front, central heating radiator, television point, solid wood flooring and feature fireplace with inset back and hearth.

Dining room 12' 3" Into bay x 11' 4" Into alcove (3.73m x 3.45m)

Double glazed bay window to the rear, central heating radiator, solid wood flooring and television point.

Kitchen 13' 1" Max plus recess and storage x 11' 4" Max (3.98m x 3.45m)

Fitted with a range of wall and base units with work surfaces over, splash back tiles, 1 ½ bowl stainless steel sink with mixer tap and drainer, integrated hob with extractor hood over, eyelevel oven and grill and dishwasher, central heating radiator, double glazed window and door to the rear.

Utility Room

Fitted walls units, plumbing for an automatic washing machine and dryer, central heating radiator and door to the front.

Landing

Double glazed window to the side and loft access. It is accessed via large hatch with fitted extendable ladder, boarded out and with a Velux window and currently used as an office space.

Bedroom One 14' 10" Into bay x 10' 3" Max (4.52m x 3.12m)

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

Bedroom Two 13' 3" Into bay x 9' 0" Plus wardrobes (4.04m x 2.74m)

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

Bedroom Three 8' 10" x 7' 1" (2.69m x 2.16m)

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

Bathroom/w.c

Three piece white bathroom suite comprising low level w.c, pedestal wash hand basin, panel bath with shower over and screen, central heating radiator, tiled walls and flooring and a double glazed window to the rear.

Externally

Front Garden

Block paved drive to the front providing off street parking for two vehicles

Rear Garden

Enclosed lawn garden with paved seating area.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Hybrid Airsource heat pump

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Driveway

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: D

COUNCIL TAX BAND: B

WD7952/BW/EM/03.09.2024/V.2



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.

16 Branches across the North-East

