



Park Terrace West Moor

- Mid Terraced House
- Two Reception Rooms
- Modern Kitchen
- Two Bedrooms
- FREEHOLD

£ 170,000 Offers Over



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

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
foresthall@rmsestateagents.co.uk

Park Terrace

West Moor

PROPERTY DESCRIPTION

This delightful terraced house presented for sale is neutrally decorated throughout and offers a blend of period features that lend a touch of charm to its modern comforts. Enhanced by high ceilings and spacious rooms, the property is ideally suited for first-time buyers, families, and couples.

The house is arranged over two floors and contains two reception rooms, a kitchen, two bedrooms, and a bathroom. The first reception room is a large, inviting space featuring wood floors, a bay window, and a living flame gas fire, while the second reception room boasts large windows and exposed flooring, making an excellent dining area.

The galley kitchen is modern and practical, complete with access to the yard, making it perfect for those who enjoy al fresco dining or entertaining. Upstairs, you will find two generously proportioned double bedrooms. The master bedroom is particularly spacious and has the added convenience of a fitted cupboard for ample storage space.

The bathroom is impressively large, promising a relaxing retreat after a long day. This home is in a superb location, within easy reach of public transport links and local amenities, ensuring that all your daily needs are close by.

This property is a blend of classic and contemporary, offering the ideal canvas for you to put your personal touch on your new home. Don't miss the opportunity to view this charming house, its unique features and prime location make it a must-see.

Reception Room One: 17'10" (into bay) x 12'10" (into alcove) - 5.44m x 3.91m

Reception Room Two: 13'05" x 15'04" (into alcove) - 4.09m x 4.67m

Kitchen: 16'11" x 6'01" - 5.16m x 1.85m

Bedroom One: 14'05" x 12'02" (into alcove) - 4.39m x 3.71m

Bedroom Two: 13'08" x 8'09" (into alcove) - 4.17m x 2.67m

Bathroom: 9'11" x 6'07" - 3.02m x 2.00m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: ON STREET OR YARD

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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: TBC

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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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