



Allanville Camperdown

- Semi-Detached
- Two bedrooms
- EPC: D
- Council Tax Band: A
- Leasehold- 999 from 1989

£ 130,000



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Allanville

Camperdown

Presenting an immaculate semi-detached house currently listed for sale. This property is sure to dazzle with its pristine condition and attractive layout. Comprising of two spacious bedrooms, a single bathroom, and one well-proportioned reception room, the house has been meticulously designed to provide a comfortable and stylish living environment. The kitchen is a key feature of the property, tailored for ease of use and functionality. Fully equipped, it seamlessly blends into the overall design of the house, offering a space where meals can be prepared with ease. Of particular note, is the property's EPC rating of 'D' which is indicative of its energy efficiency, and it falls within Council Tax Band 'A', making it an affordable option in terms of ongoing costs.

The location is another standout feature of this property. Nestled in close proximity to public transport links, local amenities, and both walking and cycling routes, it ensures convenience for all residents. This vibrant locale offers a mix of convenience and tranquillity, making it an ideal setting for a myriad of potential buyers.

Whether you are a first-time buyer eager to set foot on the property ladder, an investor looking for an attractive addition to your portfolio, or a family in search of a welcoming and comfortable home, this property caters to all.

In summary, this 2-bedroom semi-detached home, with its immaculate condition, excellent location, and inviting layout, presents a unique opportunity to acquire a charming home or investment. Contact us today to arrange a viewing.

LOUNGE: 15'09 x 9'03 / 4.57m x 2.74m

KITCHEN: 11'07 x 15'09 / 3.05m x 4.57m

BEDROOM ONE: 15'09 max x 8'04 max / 4.57m max x 2.44m max

BEDROOM TWO: 9'03 into recess x 9'04 max / 2.74m into recess x 2.74m max

BATHROOM: 6'01 max x 7'08 max / 1.83m max x 2.13m max

PRIMARY SERVICES SUPPLY

Electricity: MAIN

Water: MAINS

Sewerage: MAINS

Heating: CENTRAL HEATING

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: ON STREET

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.

RESTRICTIONS AND RIGHTS

Listed? NO

Conservation Area? NO

Easements, servitudes or wayleaves? NO

Public rights of way through the property? NO

RISKS

Flooding in last 5 years: NO

Risk of Flooding: ZONE 1

Any flood defences at the property: NO

Known safety risks at property (asbestos etc...): NO

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: NO

Outstanding building works at the property: NO

ACCESSIBILITY

This property has no accessibility adaptations:

- E.g. Ramp access to front door
- E.g. Accessible handrail to side door
- E.g. Wet room to ground floor
- E.g. Lift access to first floor

TENURE

Leasehold. It is understood that this property is leasehold. We have been advised that the freeholder is no longer contactable and that the land is now with the Crown estate. 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 1989

COUNCIL TAX BAND: A

EPC RATING: D

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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

