



Hedgehope Road, Newbiggin Hall

- Ground floor flat
- One bedroom
- Fitted kitchen
- No onward chain
- Shower room/W.C
- Enclosed rear garden

£65,000



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ROOK
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Hedgehope Road,

Newbiggin Hall, NE5 4LA

Presenting a promising investment opportunity for sale in a sought-after location, this one-bedroom flat is in need of modernisation, offering a fantastic canvas for buyers looking to put their personal stamp on a property. The property comprises communal entrance, hall, lounge with sliding doors leading to the rear garden, fitted kitchen, bedroom, and bathroom/W.C. Location-wise, this property is excellently situated with easy access to public transport links, making commutes a breeze. In addition, a range of local amenities are within easy reach, adding to the convenience of this location.

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

Communal Entrance

Hallway

Central heating radiator and storage cupboard.

Lounge 15' 9" x 11' 3" (4.80m x 3.43m)

Television point, central heating radiator and double glazed sliding doors leading to the rear garden.

Kitchen 12' 2" x 6' 11" (3.71m x 2.11m)

Fitted with a range of wall and base units with work surfaces over, sink with mixer tap and drainer, gas cooker point, plumbing for an automatic washing machine, tiled flooring and a double glazed window.

Bedroom 11' 0" Plus recess and wardrobes x 8' 3" Plus wardrobes (3.35m x 2.51m)

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

Shower room/w.c

Fitted with a low level W.C, vanity wash hand basin, shower cubicle, central heating radiator, tiled walls and a double glazed window.

Externally

Block paved path to entrance.

Rear Garden

Enclosed lawn garden with paved seating and side access gate.

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

Leasehold. It is understood that this property is leasehold. 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 12th March 2012

Ground Rent: £0

Service Charge: £0

EPC RATING:

COUNCIL TAX BAND: A

WD8065/BW/EM/29.10.2024/V.1



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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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