



Allanville Camperdown

- Terraced
- Two bedrooms
- EPC: TBC
- Council Tax Band: A
- Tenure: Freehold

Asking Price: £120,000



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Allanville

Camperdown

We are delighted to present this charming terraced house, currently listed for sale. This would be an ideal purchase for both first-time buyers and families.

The house features a total of two bedrooms, providing ample space for rest and relaxation. The bedrooms are complemented by a bathroom with bath and separate shower cubicle, providing all the necessary facilities for comfortable living.

The property includes two reception rooms, offering the perfect spots for hosting guests or spending quality time with family. The rooms are designed to maximise the natural light, creating a bright and spacious environment.

The property boasts a kitchen with built in oven and hob and ample space for freestanding appliances, further enhancing its appeal. This is the heart of the home, where you can experiment with recipes and create culinary delights.

One of the notable characteristics of the property is its location. It is conveniently situated near public transport links, ensuring that commuting is never a hassle. For those who enjoy outdoor activities, the property is located near walking and cycling routes, providing opportunities to explore the local area. The property falls under Council Tax Band A, which is an added advantage for potential homeowners. This terraced house captures the essence of homely living, blending comfort with convenience. With its location, spacious interiors and sunny aspect rear garden, it has all the ingredients to make a perfect home. Don't miss out on this opportunity! Contact us today for more information or to arrange a viewing.

ENTRANCE DOOR to

HALLWAY staircase to first floor

LOUNGE: 14'02 into alcove x 13'08 max / 4.27m into alcove x 3.96m max

KITCHEN: 16'04 at max point x 7'05 max / 4.88 at max point x 2.13m max

DINING ROOM/PLAYROOM: 16'11 at max point x 9'03 max / 5.16m at max point x 2.74m max

Staircase to first floor

LANDING

BATHROOM: 8'04 x 6'11 / 4.88m x 2.11m

BEDROOM ONE: 14'06 x 10'07 into alcove / 4.27m x 3.05m into alcove

BEDROOM TWO: 20'01 max x 9'02 at max point / 6.07m max x 2.74m at max point

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL

Broadband: CABLE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY

MINING (delete as appropriate)

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

Restrictions on property? NO

Easements, servitudes or wayleaves? NO

Public rights of way through the property? ALLY WAY TO THE REAR GARDEN IS SHARED

RISKS

Flooding in last 5 years: NO

Risk of Flooding: ZONE 1

Known safety risks at property (asbestos etc...): NOT KNOWN

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

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: A

EPC RATING: TBC

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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



The Property
Ombudsman