



## Hartside, Lemington

- Mid terrace house
- Three bedrooms
- Kitchen
- Shower room/W.C
- No onward chain

**£110,000**



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

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[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[westdenton@rmsestateagents.co.uk](mailto:westdenton@rmsestateagents.co.uk)

# Hartside,

## Lemington, NE15 8BZ

Presenting a unique opportunity for first-time buyers, investors, and families, this three-bedroom terraced house is now available for sale. The property is ideally located with excellent public transport links and the convenience of nearby schools and local amenities, making it a highly desirable location for those seeking a balance of convenience and comfort.

The house itself, while in need of modernising, offers a wealth of potential for those eager to add their own personal touch to their new home. Comprising an entrance hall, cloakroom/W.C, kitchen, and lounge. To the first floor there are three bedrooms and bathroom/W.C.

Externally there are front and rear gardens. The front is mainly laid to lawn with paved steps up to entrance. The rear offers an enclosed paved garden with steps up to rear access and brick-built outhouse. In summary, this three-bedroom terraced house, though requiring modernisation, presents an excellent opportunity for buyers looking to invest in a property with significant potential. Its prime location, coupled with its inherent charm and potential for personalisation, makes this house an ideal choice for first-time buyers, investors, and families alike

#### Hall

Central heating radiator, under stair storage cupboard and storage cupboard.

#### Cloakroom/W.C

Fitted with a low level W.C, wash hand basin and a double glazed window to the front.

#### Kitchen 10' 3" Max plus recess x 12' 6" Max (3.12m x 3.81m)

Fitted with a range of wall and base units with work surfaces over, tiled splash back, 1 ½ bowl stainless sink with mixer tap and drainer, integrated gas hob with extractor hood over, eye-level oven, plumbing for an automatic washing machine, laminate flooring, central heating radiator and a double glazed window.

#### Lounge 13' 1" Plus bow window x 11' 2" (3.98m x 3.40m)

Double glazed bow window to the front and a central heating radiator.

#### Landing

Loft access and airing cupboard.

#### Bedroom One 12' 3" x 10' 2" Plus recess (3.73m x 3.10m)

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

#### Bedroom Two 10' 8" x 10' 1" Plus wardrobes (3.25m x 3.07m)

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

#### Bedroom Three 8' 0" x 6' 11" (2.44m x 2.11m)

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

#### Shower room/W.C

Fitted with a low level W.C, pedestal wash hand basin, walk in shower, heated towel rail and a double glazed window the rear.

#### Externally

##### Front Garden

Lawn garden with paved step up to entrance.

##### Rear Garden

Enclosed paved garden with steps up to rear access and brick-built outhouse.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains – Gas

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: On Street parking

#### 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: A

EPC RATING: TBC

WD8162/BW/EM/11.02.2025/V.1



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