



## Watson Road, Callerton

- Semi detached town house
- Three bedrooms
- Ensuite to main bedroom
- Bathroom/W.C
- Front and rear gardens

**£239,995**



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# Watson Road, Callerton, NE5 1BU

This exceptional semi-detached town house is for sale offering an impressive array of living spaces. The accommodation is spread across three floors and briefly comprises an entrance lobby leading to lounge and breakfasting kitchen with access to the rear garden, stairs to the first floor which offers two bedrooms and family bathroom/W.C. The main bedroom and ensuite are located on the second floor. Externally there are front and rear gardens. The front is block paved providing parking for two vehicles and the rear is mainly laid to lawn with paved seating area. What sets this property apart is its prime location. It is conveniently located near public transport links, providing easy access to the city and beyond. In addition, the property is within close proximity to quality local schools, making it an ideal choice for families. Furthermore, local amenities are just a short walk away, adding to the convenience of this location. Rook Matthews Sayer would highly recommend an internal viewing to appreciate the accommodation and location on offer.

**Entrance Lobby**  
Central heating radiator and stairs up to the first floor.

**Lounge** 13' 11" Max x 10' 5" Max (4.24m x 3.17m)  
Double glazed window to the front, central heating radiator and television point.

**Kitchen** 13' 6" x 9' 11" (4.11m x 3.02m)  
Fitted with a range of wall and base units with work surfaces over and upstand, 1 ½ bowl stainless steel sink with mixer tap and drainer, integrated appliances including gas hob with oven below, stainless steel splash back and extractor hood, fridge/freezer, dishwasher and washing machine, cupboard housing central heating boiler, central heating radiator, double glazed window and French doors to the rear.

**Inner Lobby**  
Central heating radiator and stairs up to the second landing.

**Bedroom Two** 12' 6" Max x 8' 5" Max (3.81m x 2.56m)  
Double glazed window to the rear, central heating radiator and storage cupboard.

**Bedroom Three** 8' 11" Max x 6' 11" Max (2.72m x 2.11m)  
Double glazed window to the front and a central heating radiator.

**Bathroom/W.C**  
Fitted with a three piece white bathroom suite comprising low level w.c, wall mounted wash hand basin tiled splash back, panel bath with shower over and screen, part tiled walls and a central heating radiator.

**Bedroom One** 14' 7" Max plus wardrobes x 13' 7" Including stairs (4.44m x 4.14m)  
Double glazed windows to the front and side, central heating radiator and fitted wardrobes.

**Ensuite** 7' 1" x 6' 9" (2.16m x 2.06m)  
Fitted with a low level W.C, wall mounted wash hand basin, shower cubicle, part tiled walls, central heating radiator, extractor fan and double glazed skylight.

**Externally**  
**Front Garden**  
Block paved drive providing parking for two vehicles and side access gate leading to the rear.

**Rear Garden**  
Enclosed lawn garden with paved seating area and garden shed.

**PRIMARY SERVICES SUPPLY**  
Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains - Gas  
Broadband: Fibre to premises  
Mobile Signal Coverage Blackspot: NO  
Parking: Driveway

**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**  
Managed 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  
There is a management fee of £14 per calendar month for landscaping on the estate.

**EPC RATING: B**  
**COUNCIL TAX BAND: C**

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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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