



Shirlaw Close, Westerhope

- Semi detached house
- Three bedrooms
- Kitchen/diner
- Well presented throughout
- Cloakroom/w.c
- Driveway for two vehicles

£160,000



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Shirlaw Close, Westerhope, NE5 4DG

Modern light and airy semi detached family home nicely located within this small popular development. Very well presented and maintained with gas central heating, double glazing, tasteful décor, and fashionable floor coverings. The layout comprises an entrance lobby, cloakroom/w.c, open plan lounge with bow window to the front and incorporating stairs to the first floor, stylish fitted kitchen/diner with integrated in cooking appliances. The first floor offers three well-proportioned bedrooms and a nicely appointed bathroom/w.c. Externally there is block paved driveway providing parking for two vehicles and a child friendly enclosed low maintenance rear garden. Rook Matthews Sayer would highly recommend an internal viewing to appreciate the accommodation and location on offer.

Entrance lobby
Composite double glazed door.

Cloakroom/w.c
Fitted with a low level w.c, wash hand basin with tiled splash back, central heating radiator and a double glazed frosted window to the front.

Lounge 15' 8" x 14' 7" Max incorporating staircase (4.77m x 4.44m)
Double glazed bow window to the front, central heating radiator, television point and stairs up to the first floor.

Kitchen/diner 14' 7" x 8' 9" (4.44m x 2.66m)
Fitted with a range of wall and base units with work surfaces over, splash back tiles, 1 ½ bowl stainless steel sink with mixer tap and drainer, integrated appliances including gas hob with oven below and stainless steel extractor hood over, plumbing for an automatic washing machine, space for tumble dryer, central heating radiator, two double glazed windows to the rear and door leading to the rear garden.

Landing

Bedroom One 13' 11" x 8' 4" (4.24m x 2.54m)
Double glazed window to the front, central heating radiator and television point.

Bedroom Two 10' 8" x 8' 4" (3.25m x 2.54m)
Double glazed window to the rear and a central heating radiator.

Bedroom Three 10' 7" x 6' 0" Into door recess plus storage cupboard (3.22m x 1.83m)
Double glazed window to the front and a central heating radiator.

Bathroom/w.c
Fitted with a three piece white coloured bathroom suite comprising w.c with concealed cistern, vanity wash hand basin, panel bath with shower over and screen, heated towel rail and a double glazed window to the rear.

Externally
Front Garden
Driveway to front providing parking for two vehicles.

Rear Garden
Enclosed low maintenance garden.

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Not known
Mobile Signal Coverage Blackspot: Not known
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
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: 125 years from 8 May 2000
Ground Rent: Peppercorn

COUNCIL TAX BAND: A
EPC RATING: C

WD7764/BJ/EM/07.03.2024/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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