



Stamfordham Road, Westerhope

- Three storey semi detached house
- Three bedrooms
- Cloakroom/w.c
- Front and rear gardens
- Allocated parking space

£175,000



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Stamfordham Road, Westerhope, NE5 5HB

We welcome to the market this semi detached family home situated on Stamfordham Road in Westerhope.

The accommodation briefly comprises to the ground floor, an entrance lobby, cloaks WC, lounge, and a fitted kitchen. To the first floor landing there are two double bedrooms and a family bathroom. To the second floor there is the main double bedroom.

Other benefits include double glazing and gas central heating.

Externally there is a garden to the front with a patio garden to the rear. The property also has an off-street private parking bay.

The property is within one mile to quality schools, shops, and amenities, with good access to public transport routes to and from Newcastle City Centre, the Metro Centre, the A1 and A69 motorways. We highly recommend an early internal viewing to appreciate the accommodation on offer.

Entrance Lobby

Central heating radiator.

Lounge 14' 11" Including storage cupboard - Max x 11' 10" Including storage cupboard – Max (4.54m x 3.60m)

Double glazed window to the front, central heating radiator, storage cupboard and ceramic tiled flooring.

Inner Lobby

Stairs up to the first floor.

Cloakroom/w.c

Fitted with a low level w.c, wash hand basin, chrome heated towel rail and extractor fan.

Kitchen 11' 9" Max x 7' 9" Plus recess (3.58m x 2.36m)

Fitted with a range of wall and base units with work surfaces over and upstands, 1 ½ bowl stainless steel sink with mixer tap and drainer, concealed central heating boiler, integrated hob with oven below, stainless steel splash back and extractor hood over, central heating radiator, recessed downlights, double glazed window, and doors leading to the rear garden.

First Floor Landing

Central heating radiator and stairs up to the second floor.

Bedroom 11' 10" Max x 8' 10" Max (3.60m x 2.69m)

Double glazed window to the rear, central heating radiator and recessed downlights.

Bedroom 11' 11" Max x 8' 10" Plus recess (3.63m x 2.69m)

Two double glazed windows to the front, central heating radiator and recessed downlights.

Bathroom/w.c

Fitted with a three piece white coloured bathroom suite comprising low level w.c, panel bath with shower over and screen, pedestal wash hand basin, chrome heated towel rail, part tiled walls and a double glazed window.

Second Floor Landing

Storage cupboard.

Bedroom 18' 5" Max x 8' 6" Plus storage cupboard (5.61m x 2.59m)

Three double glazed skylights, central heating radiator, recessed downlights, loft access and fitted wardrobes and drawers.

Externally

Front Garden

Block paved garden to the front with side access gate leading to the rear garden.

Rear Garden

Enclosed block paved garden and allocated parking space to the rear.

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 1 January 2016 - Ground rent £150pa plus Maintenance £150pa

Council Tax Band: B

EPC Rating: C

WD7537/BW/EM/07.08.2023/V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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