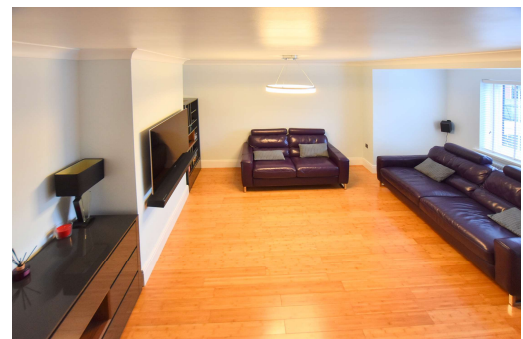




Wooler Square Wideopen

- Immaculate semi detached house
- Two double bedrooms
- Family bathroom with shower
- Generous garden with sandstone patio
- Access to local shops, amenities, and transport links

Asking Price £160,000



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Wooler Square

Wideopen

An immaculate two bedroom semi detached house occupying a pleasant cul de sac position within the popular Greenfields development in Wideopen. This superb property is ideally suited for a first time buyer and benefits from a range of modern fixtures and fittings together with lovely garden and off street parking. It is well positioned for access to local shops, amenities and transport links as well as being a short distance to the A1 motorway.

Briefly comprising entrance porch leading the sitting room. There is a dining room to the rear with French doors leading to the rear garden. There is also a kitchen with integrated fridge and freezer. To the first floor are two double bedrooms and a family bathroom with shower. Externally to the rear is a generous garden with sandstone patio and gated access to the side of the house. To the front is a block paved driveway providing off street parking. Additional modern features include UPVC double glazing and gas fired central heating via combination boiler.

ENTRANCE DOOR LEADS TO:

ENTRANCE PORCH

Double glazed entrance door, double glazed window, tiled floor, courtesy light.

LOUNGE 17'8 x 14'6 (max) (5.38 x 4.42m)

Double glazed window to front, staircase to first floor, understairs cupboard, bamboo floor.

DINING ROOM 17'6 x 9'2 (5.33 x 2.79m)

Double glazed window to side, base unit, sink unit, combination boiler, space for automatic washer, double glazed French door.

KITCHEN 8'10 x 6'9 (2.69 x 2.06m)

Bade units, built in electric oven, built in ceramic hob. Extractor hood, double glazed window, double glazed door to rear.

FIRST FLOOR LANDING

Double glazed window, access to roof space via loft ladder.

BEDROOM ONE 14'2 x 9'3 (4.32 x 2.82m)

Double glazed window to front, fitted wardrobes, laminate floor, radiator.

BEDROOM TWO 11'0 x 9'3 (3.35 x 2.82m)

Double glazed window to rear, built in cupboard, laminate floor, radiator.

BATHROOM/W.C.

Three piece suite comprising a panelled bath with dual shower over, wash hand basin with set in vanity unit, low level WC, tiled walls, heated towel rail, tiled floor, extractor fan, double glazed frosted window to rear.

FRONT

Block paved driveway.

REAR GARDEN

Laid mainly to lawn, patio, fenced boundaries.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

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

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: C

GS14334/DI/PC/02.01.24/V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

