



Lily Terrace, Westerhope

- End terrace house
- Two bedrooms
- Open plan Kitchen/diner
- Bathroom/w.c
- Enclosed rear garden

£145,000



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

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
westdenton@rmsestateagents.co.uk

Lily Terrace, Westerhope, NE5 2LP

For sale is an end of terrace property in a good condition. The property boasts two bedrooms, one bathroom, and an open-plan kitchen/dining room. The property is well presented throughout. It is ideal for those who value convenience, as it is situated close to public transport links and local amenities. The open-plan kitchen/dining room provides a spacious area.

This property offers the opportunity to live in a comfortable, well-maintained space that benefits from its convenient location. Don't miss out on this opportunity to own a home that combines practicality and comfort in one package.

Under the terms of the Estate Agents Act 1979 (section 21) please note that the vendor of this property is an associate of an employee of Rook Matthews Sayer /Connells Group of companies

Entrance Lobby
Laminate flooring.

Lounge 15' 11" x 13' 10" Max into alcove 4.85m x 4.21m)
Double glazed window to the front, television point, laminate flooring, and a central heating radiator.

Open plan Kitchen/dining area
Dining Area 14' 0" Max x 11' 1" Plus alcove and two storage cupboards (4.26m x 3.38m)
Feature fireplace, tiled flooring, two storage cupboards.

Kitchen Area 11' 3" x 8' 6" (3.43m x 2.59m)
Fitted with a range of wall and base units with work surfaces over, splash back tiles, sink with mixer tap and drainer, gas cooker point with stainless steel extractor hood over, plumbing for an automatic washing machine, tiled flooring, double glazed window and door to the rear and breakfast bar.

Bedroom One 13' 7" Max x 11' 2" Max (4.14m x 3.40m)
Restricted headroom
Double glazed window, central heating radiator and laminate flooring.

Bedroom Two 15' 11" Max x 9' 0" Max (4.85m x 2.74m)
Restricted headroom
Double glazed window, central heating radiator and laminate flooring.

Externally
Enclosed garden with paved seating area.

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains – Gas
Sewerage: Mains
Heating: Mains – Gas
Broadband: ADSL Modem
Mobile Signal Coverage Blackspot: No
Parking: On street parking

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: E

WD7802/BW/EM/01.05.2024/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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