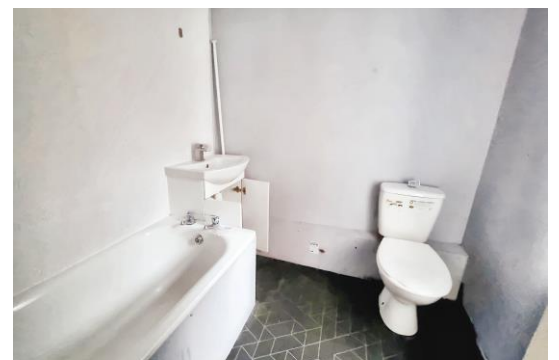




Hulne Terrace, Lemington

- Ground floor flat
- One bedroom
- No onward chain
- Kitchen
- Bathroom/W.C
- Enclosed rear yard

£60,000



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6 Hulne Terrace,

Lemington, NE15 8SN

Presenting for sale, this flat ideally located with excellent public transport links and local amenities within close proximity. The property, in need of renovation, offers an attractive proposition for first-time buyers looking to make their mark on their new home or investors seeking a rewarding project.

The flat comprises of a single bedroom, bathroom, kitchen, and a reception room. Each room provides a blank canvas, ready for the new owner to shape to their individual preferences and needs.

In terms of location, this property is ideally situated. The close proximity to public transport links ensures easy commute to work or leisure activities, while the local amenities nearby make everyday living convenient and enjoyable.

This property is ideal for first-time buyers ready to step onto the property ladder and make this flat their own, or for investors looking to expand their portfolio with a property that offers significant potential. Viewings are highly recommended to appreciate the opportunity this flat presents.

Entrance Lobby
Door to hall.

Hall
Central heating radiator and under stairs storage cupboard.

Lounge 15' 2" max x 14' 5" max (4.62m x 4.39m)
Double glazed window to the rear and a central heating radiator.

Kitchen 11' 8" max x 10' 0" max (3.55m x 3.05m)
Fitted with a range of wall and base units with work surfaces over, splash back tiles, stainless steel sink with mixer tap and drainer, integrated hob with oven below, central heating radiator, double glazed window, and door to the rear.

Inner Lobby
Double glazed window and airing cupboard.

Bathroom/W.C
Fitted with a three piece white bathroom suite comprising low level w.c, panel bath, vanity wash hand basin, central heating radiator and a double glazed window.

Bedroom 15' 4" max x 14' 0" max (4.67m x 4.26m)
Double glazed window to the front and a central heating radiator.

Externally

Front garden with steps up to the main entrance and enclosed yard to the rear.

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains – Gas
Broadband: Fibre to premises
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.

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 11 December 1984

Ground Rent: One peppercorn

EPC Rating: D
Council Tax Band: A

WD8170/BW/EM/25.02.2025/V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	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

