



Meltham Court, Abbey Farm

- Semi detached family home
- Three bedrooms
- No onward chain
- Kitchen and utility room
- Conservatory
- Front and rear gardens

Offers in the Region of £240,000



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Meltham Court,

Abbey Farm, NE15 9XL

Presenting for sale with no onward chain, a three-bedroom semi-detached house, a perfect acquisition for first-time buyers and families alike.

The ground floor accommodates an entrance hall, lounge, dining room, conservatory, fitted kitchen and utility room. Moving upstairs, the property boasts three well-appointed bedrooms and a family bathroom/W.C. The property is nestled in a prime location with a wealth of amenities at your doorstep. It benefits from excellent public transport links, ensuring easy commutes to work or leisure destinations. Families will further appreciate the proximity to reputable schools, ensuring the best education for their children. Local amenities such as shops and restaurants are also within easy reach, adding to the convenience of this delightful residence. To summarise, this semi-detached house is a fantastic property opportunity, combining a desirable location with a well-presented interior. Whether you're a first-time buyer or a growing family, this property is sure to meet your needs and exceed your expectations. Contact us today to arrange a viewing.

Entrance Hall

Double glazed window to the side, coving to ceiling, central heating radiator, cloaks cupboard and stairs leading up to the first floor.

Lounge 14' 0" Max x 12' 6" Max (4.26m x 3.81m)

Double glazed window to the front, central heating radiator, under stairs storage cupboard, television point and arch to :-

Dining room 9' 5" Plus door recess x 7' 2" (2.87m x 2.18m)

Central heating radiator and double glazed patio doors to the conservatory.

Conservatory 9' 10" x 9' 2" (2.99m x 2.79m)

Central heating radiator, double glazed windows and French doors leading to the rear garden.

Kitchen 9' 9" x 8' 3" Plus recess (2.97m x 2.51m)

Fitted wall and base units with work surfaces over, splash back tiles, 1 ½ bowl stainless steel sink with mixer tap and drainer, integrated gas hob with oven below and extractor hood over, central heating radiator, double glazed window to the rear, tiled flooring and arch to :-

Utility Room 8' 3" x 7' 5" (2.51m x 2.26m)

Work surfaces, Tiled flooring, plumbing for an automatic washing machine, and work surfaces over.

Storage Area

Plumbing for automatic washing machine and central heating boiler.

Landing

Double glazed window to the side and loft access.

Bedroom One 11' 3" Plus wardrobes x 8' 9" (3.43m x 2.66m)

Double glazed window to the front, central heating radiator and fitted wardrobes.

Bedroom Two 11' 2" x 9' 4" (3.40m x 2.84m)

Double glazed window to the rear and central heating radiator.

Bedroom Three 8' 0" Including storage cupboard x 6' 7" Max (2.44m x 2.01m)

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

Bathroom/W.C

Fitted with a three piece bathroom suite comprising low level W.C, pedestal hand wash basin, bath with shower over and screen, tiled walls and floor, double glazed window to the rear and heated towel rail.

Externally

Front Garden

Lawn garden with paved drive to the side and parking for two vehicles.

Rear Garden

Enclosed lawn garden.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains – Gas

Broadband: ADSL copper wire

Mobile Signal Coverage Blackspot: No

Parking: Driveway and 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

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: 998 from 1st March 1973

Ground Rent: £50.00 per annum

EPC RATING: C

COUNCIL TAX BAND: C

WD8151/BW/EM/06.02.2025/V.1



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.

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