



## North View

Clara Vale

- Mid Terrace House
- Three Bedrooms
- Two Reception Rooms
- Garden, Yard & Garage
- No Onward Chain

**OIEO £ 180,000**



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# 17 North View

Clara Vale, NE40 3SX

FOR SALE IS A TERRACED HOUSE, LOCATED IN A SOUGHT-AFTER LOCATION, SURROUNDED BY SCENIC WALKING AND CYCLING ROUTES. THIS PROPERTY OFFERS THE PERFECT OPPORTUNITY FOR FIRST-TIME BUYERS OR FAMILIES LOOKING FOR A PROJECT, AS IT IS IN NEED OF MODERNISING.

THE PROPERTY EXHIBITS AN ARRAY OF APPEALING FEATURES, STARTING WITH A LIVING ROOM THAT IS EXTENDED AND BOASTS A BEAUTIFUL GARDEN VIEW. AN OPEN-PLAN KITCHEN COMES WITH A DINING SPACE, OFFERING A WONDERFUL SETTING FOR FAMILY DINNERS AND GATHERINGS.

THE HOUSE COMPRISES THREE BEDROOMS, TWO OF WHICH ARE SPACIOUS DOUBLES WITH BUILT-IN WARDROBES, PROVIDING AMPLE STORAGE SPACE. THE THIRD BEDROOM IS A COSY SINGLE ROOM, IDEAL FOR A CHILD'S BEDROOM OR A HOME OFFICE. THERE IS ALSO A DOWNSTAIRS SHOWER ROOM, PROVIDING ADDED CONVENIENCE FOR BUSY FAMILY MORNINGS OR WHEN ENTERTAINING GUESTS.

EXTERNALLY, THE PROPERTY DOESN'T DISAPPOINT. IT BENEFITS FROM A FRONT GARDEN, PROVIDING A WELCOMING ENTRANCE TO THE HOME. TO THE REAR, THERE IS A YARD, PERFECT FOR THOSE SUMMER BARBECUES OR FOR CHILDREN TO PLAY. ADDITIONALLY, THERE IS A GARAGE, OFFERING SECURE PARKING OR ADDITIONAL STORAGE SPACE.

IT'S WORTH NOTING THAT THIS PROPERTY IS AVAILABLE WITH NO ONWARD CHAIN, MAKING THE BUYING PROCESS POTENTIALLY QUICKER AND SMOOTHER.

THIS HOUSE PROVIDES A WONDERFUL OPPORTUNITY FOR THOSE LOOKING TO PUT THEIR STAMP ON THEIR NEXT HOME, LOCATED IN A SOUGHT-AFTER LOCATION WITH A WEALTH OF OUTDOOR ACTIVITIES ON YOUR DOORSTEP.

The accommodation:

Entrance Porch:

UPVD door to the front and door to;

Lounge: 19'0" 5.79m max x 16'10" 5.13m

UPVC window to the front, gas fire with surround, under stairs storage and double doors to;

Dining Room: 11'9" 3.58m x 9'4" 2.84m

Radiator and open plan to;

Kitchen: 10'10" 3.30m x 9'7" 2.92m

UPVC window and door to the rear, fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink unit with drainer, tiled splash backs, space for free standing cooker and plumbed for dishwasher.

Utility Room:

Fitted with matching wall and base units and plumbed for washing machine.

Bathroom:

UPVC window, large shower cubicle, low level wc, pedestal wash hand basin, fully clad and radiator.

First Floor Landing:

Loft access and radiator.

Bedroom One: 12'1" 3.68m x 10'6" 3.20m

UPVC window, fitted wardrobes, storage cupboard and radiator.

Bedroom Two: 11'11" 3.63m x 8'8" 2.64m

UPVC window, fitted wardrobes and radiator.

Bedroom Three: 8'1" 2.46m x 5'9" 1.75m

UPVC window and radiator.

Externally:

There is a garden to the front and a garage. There is a yard to the rear.

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: NONE

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE

## 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: B

EPC RATING: D

RY00006969.VS.EW.13.03.2025.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 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

