



Bamborough Court | Dudley | NE23 7HW

**£170,000**

This three-bedroom semi-detached property is positioned with a pedestrianised front. Offering an excellent opportunity for first time buyers or families.

This house boasts a remarkable layout, with three double bedrooms, providing ample living space and versatility. The bedrooms are spacious and light-filled, making them perfect for relaxation and restful nights. The property also offers a large lounge, a welcoming space perfect for family gatherings or simply a quiet evening. The kitchen is well-appointed with modern fittings and boasts a dining area. Briefly comprising; fitted wall and base units incorporating one and a half bowl sink unit with spray mixer tap and sink covers, built in electric oven, built in electric hob providing a fantastic setting for home-cooked meals and entertaining guests.

The bathroom, briefly comprising; low level W.C, panelled bath, and pedestal wash hand basin, designed to offer maximum comfort and ease.

To top it off, the house falls within council tax band A, making it an affordable choice in terms of annual tax implications. In summary, this house is a perfect blend of style, comfort, and practicality. It offers the perfect canvas for someone looking to create a charming home in a convenient location. The property promises an exceptional living experience and is waiting for you to add your personal touch.

ROOK  
MATTHEWS  
SAYER



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**Semi-detached house**

**EPC: D**

**Three double bedrooms**

**Council tax band: A**

**Dowstairs W.C.**

**Tenure: Freehold**

For any more information regarding the property please contact us today

**ENTRANCE DOOR to**

**ENTRANCE PORCH:**

Useful and versatile porch, door to:

**LOUNGE:** (front): 19'6 x 11'8 (5.94m x 3.56m)

**KITCHEN:** (rear): 11'2 max x 8'3 max (3.40m x 3.56m)

**DINING ROOM:** (rear): 11'8 into recess x 7'9 max (3.56m x 2.36m)

**REAR LOBBY:** with double glazed Door to the rear garden and door to:

**DOWNSTAIRS CLOAKS/W.C.**

**FIRST FLOOR LANDING AREA**

**BEDROOM TWO:** (front): 11'5 into recess x 11'5 (3.48m x 3.48m)

**BEDROOM THREE:** (front): 10'9 x 8'7 (3.28m x 2.62m)

**FAMILY BATHROOM:** (rear): 7'4 max x 5'4 max (2.24m x 1.62m)

**BEDROOM ONE:** (rear): 11'8 max x 11'9 into alcove (3.56m x 3.58m)

**EXTERNALLY:** Rear garden. Storage out house to rear. Front and side gardens are council owned.





### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL

Broadband: FIBRE TO PREMISES

Mobile Signal Coverage Blackspot: NO

Parking: COMMUNAL PARKING TO REAR

### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

### RESTRICTIONS AND RIGHTS

Listed? "YES / NO" (If yes, " - Grade I / Grade II" )

Conservation Area? "YES / NO"

Restrictions on property? "YES / NO"

Easements, servitudes or wayleaves? "YES / NO"

Public rights of way through the property? "YES / NO"

### RISKS

Flooding in last 5 years: NO

Risk of Flooding: ZONE 1

Known safety risks at property (asbestos etc...): NOT AWARE OF ANY

### BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: NO

Outstanding building works at the property: NO

### ACCESSIBILITY

This property has no accessibility adaptations:

- E.g. Ramp access to front door
- E.g. Accessible handrail to side door
- E.g. Wet room to ground floor
- E.g. Lift access to first floor

### 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: D

FH00009074.NF.NF.28/05/2025.V.2



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ROOK  
MATTHEWS  
SAYER

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 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



**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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