



Burradon Road | Burradon | NE23 7NF

£175,000

I am delighted to introduce this charming three-bedroom terraced house, currently listed for sale and perfectly suited to first-time buyers and families alike. This property boasts convenient bus links, schools, and a host of local amenities, all within close proximity. Upon entering the property, the hallway leads you to a welcoming reception room through to dining room, a perfect space for entertaining or unwinding after a long day. The kitchen, briefly comprising; fitted wall and base units with worktops incorporating a one and a half bowl sink unit, built in electric oven, built in microwave, electric hob, extractor hood, space for washing machine, and integrated fridge/freezer, ready to cater to your culinary needs. Consisting of three spacious bedrooms, offering ample room for rest and relaxation. Rounding off the interior of the house is a well-proportioned bathroom briefly comprising; low level W.C., pedestal wash hand basin, freestanding bath tub, and step in shower cubicle, serving the needs of all household members. Whether you're a family starting a new chapter or a first-time buyer looking to step onto the property ladder, this house could be the perfect fit for you.

ROOK
MATTHEWS
SAYER



Mid-terrace

Field views

Three bedrooms

Council tax band: A

Spacious

EPC: TBC

Ideal for first time buyers

Tenure: Freehold

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE DOOR to:

ENTRANCE HALLWAY:

LOUNGE: (front): 15'8 x 14'6 into alcove (4.78m x 4.42m)

DINING ROOM: (rear): 14'7 x 10'7 (4.45m x 3.22m)

STAIRCASE TO FIRST FLOOR

KITCHEN: (rear): 10'5 x 7'9 max (3.18m x 2.36m)

FIRST FLOOR LANDING AREA:

BEDROOM THREE: 7'5 x 7'9 (2.26m x 2.36m)

FAMILY BATHROOM: 11'5 max x 6'4 max (3.48m x 1.93m)

BEDROOM ONE: (front): 15'9 x 9'2 into alcove (4.80m x 2.79m)

BEDROOM TWO: (front): 11'7 x 8'7 (3.53m x 2.62m)

EXTERNALLY: Front yard area, and enclosed rear yard.



PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL

Broadband: FIBRE TO PREMISES

Mobile Signal Coverage Blackspot: NO

Parking: ON-STREET

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? NO

Conservation Area? NO

Restrictions on property? NO

Easements, servitudes or wayleaves? NO

Public rights of way through the property? NO

RISKS

Flooding in last 5 years: NO

Risk of Flooding: ZONE ONE

Known safety risks at property (asbestos etc...): NO

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: TBC

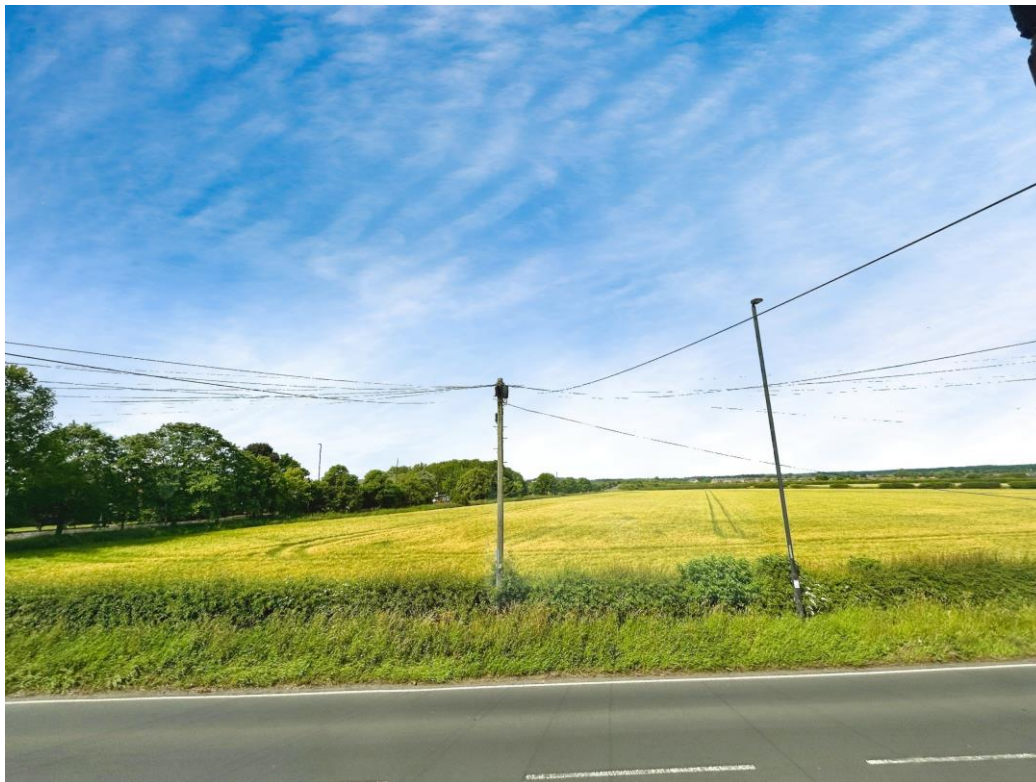
FH00009090.NF.NF.18/06/2025.V.2



T: 0191 2667788

foresthall@rmsestateagents.co.uk

**ROOK
MATTHEWS
SAYER**



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.

