



Hodgson Close | Callerton | NE5 1AW

£100,000 (50% Share)



Semi detached house

Cloakroom/W.C

Two bedrooms

Bathroom/W.C

Lounge

Front and rear gardens

Kitchen/diner

Driveway

**ROOK
MATTHEWS
SAYER**

We are delighted to present to you this immaculate semi-detached house for sale, ideally suited for first-time buyers or families.

The property boasts a total of two bedrooms. The heart of the home is undoubtedly the spacious reception room and fully equipped kitchen, with a family bathroom/W.C.

One of the most appealing aspects of this property is its location. It is conveniently situated near public transport links, ensuring easy connectivity to the rest of the city. Additionally, the proximity to local amenities and schools makes this an ideal home for families.

In conclusion, this two-bedroom semi-detached house is a fantastic opportunity for those looking to step onto the property ladder or for families seeking a comfortable, well-placed home. The immaculate condition of the property ensures you can move in without having to worry about repairs or renovations. I encourage interested parties to arrange a viewing at their earliest convenience to fully appreciate what this property has to offer.

Please note this property has a specific criteria for purchasers who's offers to buy the 50% share and will need to be checked by a third party to make sure they fall in to correct criteria, please ask a member of the Rook Matthews Sayer team for details.

Hall
Central heating radiator and stairs up to the first floor.

Kitchen 17' 0" x 7' 5" (5.18m x 2.26m)
Fitted with a range of wall and base units with work surfaces over and upstands, splash back tiles, integrated appliances including as hob with oven below, stainless steel extractor hood and fridge freezer, central heating radiator, and a double glazed window to the front.

Lounge 14' 9" x 10' 3" (4.49m x 3.12m)
Central heating radiator, double glazed window to the side and rear with French doors leading to the rear garden.

Landing
Loft access.

Bedroom One 14' 9" max including store x 10' 6" max (4.49m x 3.20m)
Double glazed windows to the rear, central heating radiator and storage cupboard.

Bedroom Two 14' 9" max x 10' 4" max (4.49m x 3.15m)
Double glazed windows to the front and a central heating radiator.

Bathroom/W.C
Fitted with a low level w.c, pedestal wash hand basin, panel bath shower over and screen, and a close coupled WC

Externally

Front Garden
Driveway

Rear Garden
Lawn garden with patio

The proportion of Rent is £229.23 per month
Management charge £46.02 per month

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains – Gas
Broadband: Fibre to premises
Mobile Signal Coverage Blackspot: No
Parking: Driveway

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

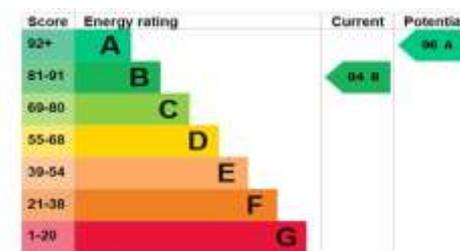
Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Leasehold - Length of Lease: 125 Years from 26/06/2020
Service Charge: £46.02 (Ground rent included)

EPC RATING: B

COUNCIL TAX BAND: B

WD8256/BW/BW/21.05.2025/V.1



EPC RATING



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.