



Carlow Drive | West Sleekburn | NE62 5UT

**£220,000**



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**Four Bedroom Detached Family Home**

**Close to Local Schools and Amenities**

**Complete Refurbishment Needed**

**A Short Drive to the A189**

**Massive Potential to Improve**

**Multi Car Parking to Front**

**Council Tax Band: D**

**Freehold**

ROOK  
MATTHEWS  
SAYER

## PROPERTY DESCRIPTION:

### ENTRANCE

UPVC Entrance door.

### ENTRANCE HALLWAY

Stairs to first floor landing, laminate flooring, single radiator.

### CLOAKS/WC

Low level WC, pedestal wash hand basin, laminate flooring, extractor fan.

### LOUNGE 14'1 (4.29) x 11'5 (3.48)

Double glazed patio doors to rear, single radiator, television point, telephone point.

### DINING ROOM 9'9 (2.97) x 12'2 (3.71)

Double glazed window, single radiator.

### KITCHEN/DINING ROOM 10'5 (3.18) x 15'3 (4.65)

Double glazed window to rear, single radiator, range of wall, floor and drawer units with co ordinating roll edge work surfaces, built in electric fan assisted oven.

### BEDROOM ONE 10'9 (3.28) x 11'0 (3.35)

Double glazed window to front, double radiator, fitted wardrobes and drawers.

### EN SUITE

Double glazed window to side, low level WC, pedestal wash hand basin, extractor fan, shower cubicle.

### BEDROOM TWO 12'3 (3.73) x 8'4 (2.54)

Double glazed window to front, double radiator, fitted wardrobes and drawers.

### BEDROOM THREE 8'1 (2.46) x 8'4 (2.54)

Double glazed window to rear, double radiator, fitted wardrobes and drawers.

### BEDROOM FOUR 5'5 (1.65) x 8'4 (2.54)

Double glazed window to rear, single radiator.

### BATHROOM/WC

3 piece suite comprising: panelled bath, wash hand basin (set in vanity unit), low level WC, double glazed window to rear, single radiator, part tiling to walls, extractor fan.

### FRONT GARDEN

Multi car parking

### REAR GARDEN

Laid mainly to lawn

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre to cabinet

Mobile Signal Coverage Blackspot: No

Parking: Garage and Driveway

## 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.

## 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: D

EPC Rating: TBC

BD008634.SB.LD.21/08/2025.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

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