



Havannah Drive | Wideopen | NE13 6LD

**OITRO £170,000**



2



1



1

Modern end link house

2 Bedrooms

Integrated kitchen

Low maintenance garden

Access to local shops,  
amenities and transport links

Ideally suited for a first time  
buyer

ROOK  
MATTHEWS  
SAYER

A modern 2 bedroom end link house located within the much sought after Five Mile Park development constructed by Bellway Homes. The property is ideally suited for a first time buyer and benefits from a ground floor WC, integrated kitchen, garage, and allocated parking space. It is well positioned for access to local shops, amenities and transport links as well as being a short distance to the A1 motorway.

The property comprises entrance hallway leading to the sitting room with staircase leading to the first floor. There is a modern high gloss kitchen with integrated appliance and French doors leading to the rear garden. There is also a ground floor WC. To the first floor are 2 bedrooms and a family bathroom with shower. Externally to the rear is a low maintenance garden with gated access leading to a single garage at the rear with allocated parking space.

#### ENTRANCE DOOR LEADS TO: ENTRANCE HALL

Double glazed entrance door.

#### W.C.

Low level WC, wash hand basin, extractor fan, radiator.

#### LOUNGE 15'7 x 12'5 (4.75 x 3.78m)

Double glazed window to front, staircase to first floor, radiator.

#### BREAKFAST KITCHEN 12'5 x 8'10 (3.78 x 2.69m)

Fitted with a range of wall and base units, built in electric oven, built in gas hob, extractor hood, integrated fridge, freezer and washing machine, tiled splash back, radiator, double glazed window.

#### BEDROOM ONE 12'5 x 9'5 (3.78 x 2.87m)

Double glazed window to rear, radiator.

#### BEDROOM TWO 11'10 x 7'7 (3.61 x 2.31m)

Double glazed window to front, built in cupboard, radiator.

#### BATHROOM/W.C.

Three piece suite comprising: panelled bath with shower over, pedestal wash hand basin, low level WC, part tiled walls, radiator, extractor fan.

#### FRONT GARDEN

Lawned area.

#### REAR GARDEN

Low maintenance garden, patio, fenced boundaries, garden shed.

#### GARAGE

Detached with allocated parking space, up and over door, light and power points.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Allocated Parking Space

#### 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

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.

125 years from 2013 (113 years remaining)

Ground Rent: £250 per annum - Review Period: TBC - Increase

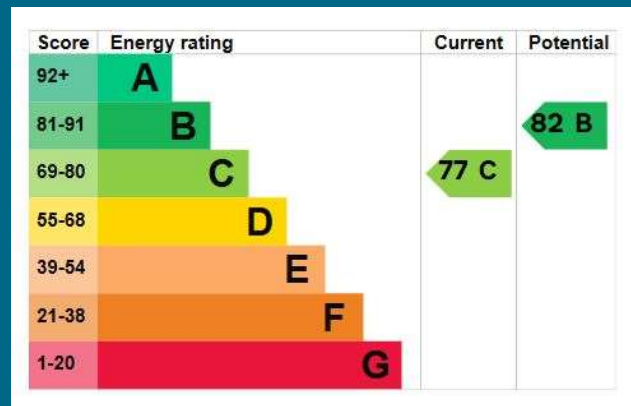
Amount: TBC

Service Charge: N/A

#### COUNCIL TAX BAND: B

#### EPC RATING: C

GS00015520.DJ.PC.31.07.25.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

**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.



T: 0191 284 7999

Gosforth@rmsestateagents.co.uk

ROOK  
MATTHEWS  
SAYER





T: 0191 284 7999

Gosforth@rmsestateagents.co.uk

ROOK  
MATTHEWS  
SAYER