



## Second Row | Linton Colliery | NE61 5SQ

Lovely two bedroom terraced home in the small village of Linton close to open countryside with numerous pleasant walks. The property briefly comprises of a spacious lounge, fitted kitchen and four-piece bathroom downstairs while upstairs you will find two double bedrooms. Externally there is a rear yard and a large garden to the front with a summer house with parking beyond.

# £99,950

ROOK  
MATTHEWS  
SAYER



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**Two bedroom terraced home in  
Linton**

**Air pump central heating**

**Double glazing**

**Fitted kitchen**

**Four piece bathroom suite**

**Countryside walks close by**

For any more information regarding the property please contact us today

**PROPERTY DESCRIPTION:**

**ENTRANCE:**

UPVC Entrance front door

**ENTRANCE HALLWAY :**

Stairs to the first floor landing, double radiator.

**LOUNGE: 15'10 (4.83) X 18'10 (5.74)**

Double glazed front window, television point, coving to ceiling

**KITCHEN: 7'11 (2.41) X 12'6 (3.81)**

Double glazed rear window, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, electric hob with extractor fan above, Space for fridge/freezer, plumbed for washing machine, tiling to floor, spotlights, double glazed rear door.

**BEDROOM ONE: 9'4 (2.84) X 15'11 (4.85)**

Double glazed front window, single radiator

**BEDROOM TWO: 12'6 (3.81) X 6'10 (2.08) X 9'3 (2.82)**

Double glazed front window, single radiator, access to loft

**BATHROOM/WC: 5'10 (1.79) X 7'10 (2.39)**

4 piece white suite comprising, pedestal wash hand basin, mains shower, shower cubicle, low level wc, spotlights, double glazed rear window, double radiator, part tiling to walls, vinyl floor

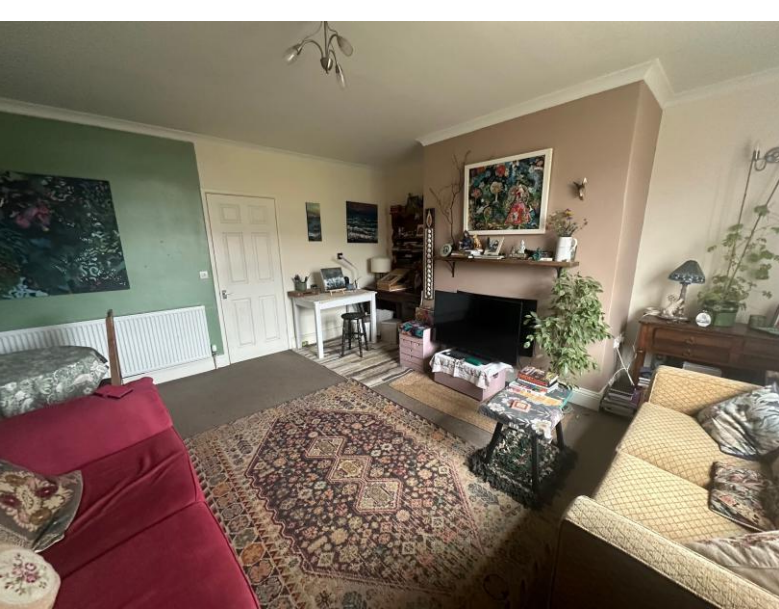
**FRONT GARDEN:**

Laid mainly to lawn, bushes and shrubs, fenced surrounding with summerhouse.

**YARD TO REAR: Private**

GD/FG AS00010322 VERSION 2







#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Eco friendly heat pump

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: 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. -or (if the client has ticked 'yes' to risks from mining activities)- The North East region is famous for its rich mining heritage. We have been advised that the property is known to be at risk from mining activities in the locality, therefore please speak with your conveyancer for further information.

#### 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: C



01670850850

ashington@rmsestateagents.co.uk

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	88 B
55-68	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.