



Kirklands | Burradon | NE23 7LE

## Offers Over: £180,000

We are delighted to present this immaculate three-bedroom, semi-detached house, ideally situated in a sought-after neighbourhood with excellent access to public transport links, reputable schools, and a wealth of local amenities. This property represents a rare opportunity for first-time buyers and families seeking a ready-to-move-into home.

The ground floor features a spacious and welcoming reception room, perfect for relaxing with family or entertaining guests. The modern kitchen is designed for both style and functionality, providing ample space for meal preparation and storage.

Upstairs, the property boasts three well-proportioned bedrooms, including two generous doubles and a comfortable single, all meticulously maintained to a high standard. The family bathroom is elegantly appointed, offering a clean and contemporary space.

Further enhancing its appeal, the house benefits from its proximity to numerous walking and cycling routes, making it ideal for those who appreciate an active lifestyle or wish to enjoy the outdoors. Set within Council Tax Band B, this property offers a balance of affordability and convenience.

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**Semi detached**

**Driveway**

**Three bedrooms**

**EPC: TBC**

**Enclosed rear garden**

**Council Tax band: B**

**Detached garage**

**Tenure: Freehold**

For any more information regarding the property please contact us today

#### PROPERTY DESCRIPTION:

##### ENTRANCE DOOR to

**HALLWAY:** staircase to the first floor, radiator, double doors to:

**LOUNGE:** (front): 12'3 x 13'2 (3.73m x 4.01m)

Double glazed window to front, under stairs storage cupboard, radiator, arch to

**DINING ROOM:** (rear): 10'8 x 7'9 (3.28m x 2.36m)

Radiator, double glazed French doors to rear garden.

**KITCHEN:** (rear): 10'9 max x 7'3 max (3.28m x 2.21m)

Briefly comprising; fitted wall and base units with work surfaces incorporating a one and a half bowl sink unit with mixer tap, gas hob, extractor hood, built in electric fan oven, integrated fridge and freezer, space for washing machine, cupboard housing combination boiler.

#### FIRST FLOOR LANDING AREA:

**FAMILY BATHROOM:** 6'0 max x 6'0 max (1.83m x 1.83m)

Briefly comprising; Low level W.C., panelled bath with over head shower unit, wash hand basin in vanity unit, heated towel rail, double glazed frosted window to rear.

**BEDROOM TWO:** (rear): 9'1 x 9'0 (2.77m x 2.74m)

Double glazed window to rear, storage cupboard, radiator.

**BEDROOM ONE:** (front): 13'0 plus into robes x 8'7 into robes (3.96m x 2.62m)

Built in wardrobes and drawer units, double glazed window to front, radiator.

**BEDROOM THREE:** (front): 9'5 max x 6'5 max (2.87m x 1.96m)

Built in single bed, double glazed window to front, radiator.

**GARAGE:** 22'9 x 8'5 (6.93m x 2.57m)

##### EXTERNALLY:

Front garden is mainly lawned, driveway leading to garage.

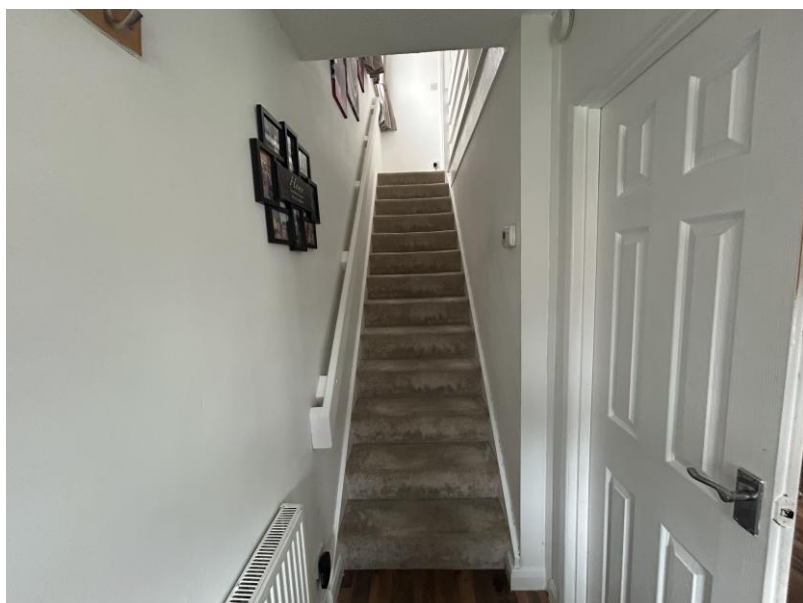
Rear garden is mainly laid to lawn with raised decked area and fenced boundaries.

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### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL

Broadband: FIBRE TO PREMISES

Mobile Signal Coverage Blackspot: NO

Parking: Garage & 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.

### 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 1

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: B

EPC RATING: TBC

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**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.

