



Redford Place | Burradon | NE23 7LG

Asking Price: £200,000

Presenting an immaculate end of terrace house, now available for sale. Perfectly suited for families, this beautifully maintained property offers a harmonious blend of comfort, style, and practicality.

The property features a cosy lounge with direct access to the rear garden, and a stunning cottage-style kitchen, thoughtfully designed for both functionality and aesthetics. Adjacent to the kitchen, you will find a separate dining room, perfect for family meals or hosting dinner parties. This dining area seamlessly leads into a delightful conservatory, providing an inviting space flooded with natural light—perfect for year-round enjoyment.

Accommodation comprises three well-proportioned bedrooms. The principal bedroom is a generous double, complete with a modern en-suite for added privacy. The second bedroom is also a spacious double, while the third bedroom offers a versatile single room, ideal as a child's room, guest space, or home office.

Further highlights include an energy-efficient EPC rating of C and a favourable council tax band A, making this home an economically sound choice.

This immaculate family home combines functional living with a warm, welcoming ambiance, making it a truly exceptional opportunity for those seeking comfort and quality in a desirable location. Arrange your viewing to fully appreciate what this superb property has to offer.

ROOK
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**3****2****1****End-Terrace****Ensuite****Three bedrooms****EPC: C****Conservatory****Council tax band: A****Driveway****Tenure: Freehold**

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:**ENTRANCE DOOR to****KITCHEN:** (front): 11'8 at max point x 10'9 at max point (3.56m x 3.28m)

Fitted wall and base units with work surfaces incorporating a one and a half bowl sink unit with mixer tap, free standing range cooker, space for washing machine, wine rack, under stair storage cupboard, radiator, two UPVC double glazed windows to front, UPVC double glazed entrance door, staircase to first floor, door to

UTILITY: (front): 11'2 x 6'2 (3.40m x 1.88m)

Fitted base units with work surface, space for fridge freezer, space for tumble dryer, combination boiler, storage cupboard, UPVC double glazed window to front, UPVC double glazed door to side.

DINING ROOM: (rear): 13'7 x 11'8 (4.15m x 3.56m)

UPVC double glazed sliding door to Conservatory, wooden glazed double doors to lounge, radiator, wall lights,

CONSERVATORY: (rear): 12'0 max x 9'8 max (3.66m x 2.95m)**LOUNGE:** (rear): 18'0 into alcoves x 11'2 (5.49m x 3.40m)

Feature fireplace with log burn effect stove, wall lights, radiator, UPVC double glazed window to rear, UPVC double glazed French doors to garden.

FIRST FLOOR LANDING AREA:**BEDROOM ONE:** (rear): 15'8 x 11'2 (4.78m x 3.40m)

Radiator, UPVC double glazed window to rear, door to

EN-SUITE: (front): 8'6 x 9'9 (2.59m x 2.97m)

Stunning four piece suite comprising; low level W.C., corner style Jacuzzi bath tub with mixer tap and shower head, step in shower cubicle, wash hand bowl basin in vanity unit with mixer tap, heated towel rail, UPVC double glazed frosted window to front.

BEDROOM TWO: (rear): 8'9 x 10'0 plus into robes (2.67m x 3.05m)

Radiator, built in sliding door wardrobes, UPVC double glazed window to rear.

FAMILY BATHROOM: (6'1 x 5'6) (1.85m x 1.68m)

Briefly comprising; Low level W.C., panelled bath, pedestal wash hand basin, radiator, extractor fan.

BEDROOM THREE: (front): 9'1 x 8'5 plus into robes (2.77m x 2.57m)

Radiator, built in wardrobes, storage cupboard, UPVC double glazed window to front.

EXTERNALLY:

Front- Driveway for two vehicles, gated access to rear garden.

Rear- Decked seating area with shelter, patio and raised patio area with pond, brick raised planted borders, mature trees, fenced boundaries, gated access to front.

T: 0191 2667788**foresthall@rmsestateagents.co.uk**

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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: DRIVEWAY & COMMUNAL PARKING

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

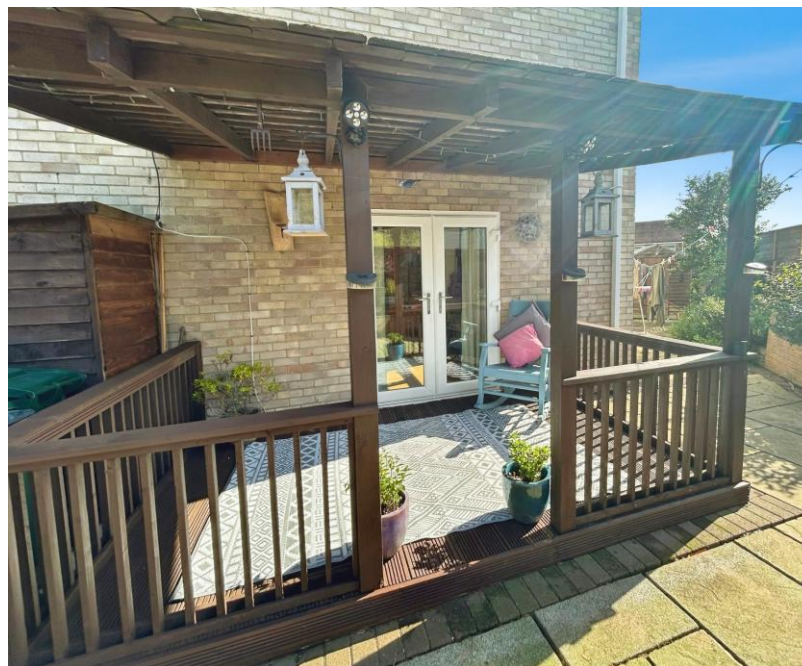
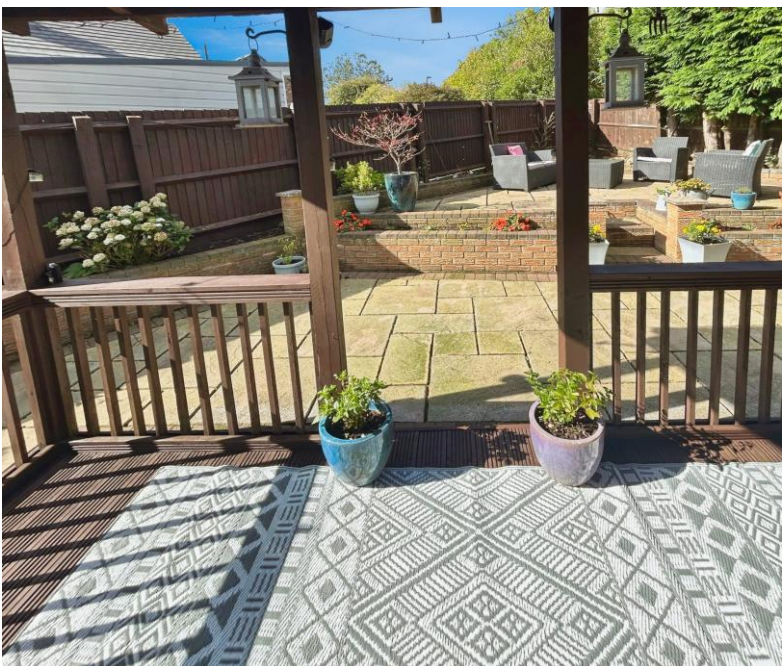
TENURE

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: A

EPC RATING: C

FH00009182 .NF.NF.23/09/2025.V.1



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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
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.