



Silverbirch Drive | Camperdown | NE12 5AB

## Asking Price: £56,250

Presenting to the market this immaculate semi-detached house, an exceptional opportunity for first-time buyers looking for a stylish and contemporary home. This beautifully maintained property boasts a spacious and inviting reception room, perfect for both family living and entertaining guests. The house comprises three well-proportioned bedrooms, offering ample space for comfortable living. The first and second bedrooms are generously sized doubles, providing plenty of room for relaxation, storage, and personal touches. The third bedroom is a practical single room, ideally suited for a child's bedroom, home office, or guest room, ensuring versatility to suit your needs. The property includes a modern kitchen, finished to a high standard, downstairs W.C., and a well-appointed bathroom, offering both practicality and a touch of luxury. The home's EPC rating of B demonstrates its excellent energy efficiency, helping new owners benefit from reduced energy bills and a smaller environmental footprint. Additionally, it falls within the favourable Council Tax Band A, adding to its appeal as a cost-effective choice for buyers. With its immaculate condition and thoughtful layout, this semi-detached house offers an impressive blend of comfort, style, and practicality. Early viewing is highly recommended to fully appreciate all that this exceptional home has to offer. Don't miss out on the perfect start for your homeownership journey.

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**Semi-detached**

**Ideal for first time buyers**

**Three bedrooms**

**EPC: B**

**Enclosed garden**

**Council tax band: A**

**Allocated parking bays**

**Tenure: Shared ownership**

**For any more information regarding the property please contact us today**

**PROPERTY DESCRIPTION:**

**ENTRANCE DOOR to**

**ENTRANCE HALLWAY:** staircase to the first floor, under stair storage cupboard.

**DOWNSTAIRS W.C.:** Low level W.C., pedestal wash hand basin, radiator.

**LOUNGE:** (front): 17'3 x 9'3 (5.26m x 2.82m)  
Tastefully decorated, radiator, UPVC double glazed window to front.

**KITCHEN:** (rear): 16'1 max x 10'0 max (4.90m x 3.05m)  
Fitted wall and base units with work surfaces incorporating; one and a half bowl sink unit with mixer tap, gas hob, built in electric oven, extractor hood, integrated dishwasher, integrated washing machine, integrated fridge freezer, cupboard housing combination boiler, UPVC double glazed window to rear, UPVC door to rear garden.

**FIRST FLOOR LANDING AREA:** Loft access, storage cupboard.

**BEDROOM THREE:** (Rear): 9'4 x 7'10 (2.84m x 2.39m)  
Radiator, UPVC double glazed window to rear.

**BEDROOM ONE:** (rear): 13'4 x 8'8 (4.06m x 2.64m)  
Radiator, UPVC double glazed window to rear.

**BEDROOM TWO:** (front): 14'1 into alcove x 8'8 at max point (4.29m x 2.64m)  
Radiator, UPVC double glazed window to front.

**FAMILY BATHROOM:** (front): 7'0 max x 6'2 max (2.13m x 1.88m)  
Briefly comprising; low level W.C., pedestal wash hand basin, panelled bath with over head mains powered shower unit and shower screen, heated towel rail, UPVC double glazed frosted window to front

**EXTERNALLY:**

Front- Mainly gravelled with short hedged borders.

Rear- Patio area, gravelled areas with stepping stone pathways, wooden borders, mature shrubbery, shed, fenced boundaries.

Two allocated parking bays to the rear of the property with gate into rear garden.







### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE TO PREMISES

Mobile Signal Coverage Blackspot: NO

Parking: TWO ALLOCATED PARKING BAYS

### 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

Shared Ownership. It is understood that this property is Shared Ownership. 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.

Share For Sale: 25% held on Leasehold interest

Rent Payable on Remaining Share: £371.13 per month

Service Charge: £38.41

Any Other Charges/Obligations: NO

Under the terms of the Estate Agents Act 1979 (section 21) please note that the vendor of this property is an employee of Rook Matthews Sayer

COUNCIL TAX BAND: A

EPC RATING: B

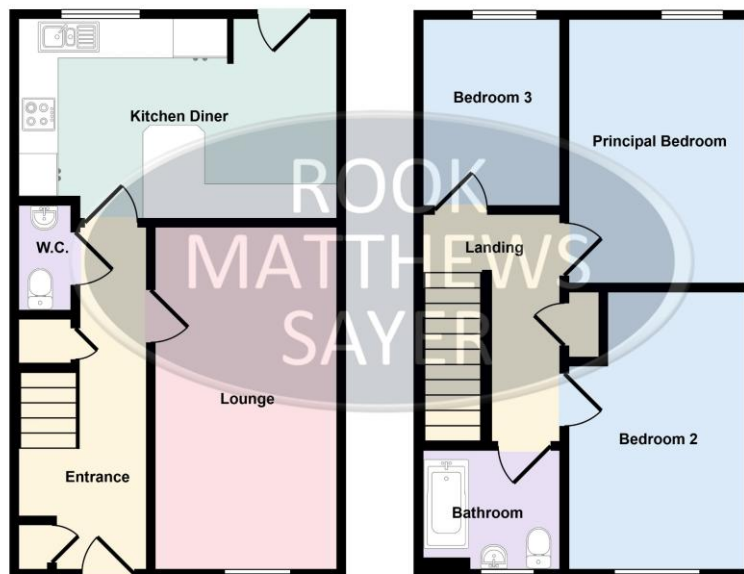
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T: 0191 2667788

foresthall@rmsestateagents.co.uk

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Ground Floor

First Floor

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		95 A
81-91	B	83 B	
69-80	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.