



Wheatfield Road | Westerhope | NE5 5AZ

Offers Over £175,000



3



1



1

End terrace house

Three bedrooms

Breakfasting kitchen

Gardens to rear

Very well presented

Driveway to front

Lounge

Downstairs WC

ROOK
MATTHEWS
SAYER

We are delighted to welcome to the market this very well presented end terrace family home situated on Wheatfield Road in Westerhope.

The accommodation briefly comprises to the ground floor, an entrance lobby, cloaks WC, lounge and a breakfasting kitchen. To the first floor landing there are two bedrooms and a family bathroom. To the second floor there is the main bedroom

Other benefits include double glazing and gas central heating.

Externally there is a driveway to the front with a decked area and garden to the rear.

The property is close to good schools, shops and amenities, with good access to public transport routes to and from Newcastle City Centre, the Metro Centre, the A1 and A69 motorways.

Lobby
Door to lounge. Radiator

Lounge
14' 9" max x 11' 10" max (4.49m x 3.60m)
Double glazed window to the front, television point, storage cupboard and central heating radiator.

Inner lobby
Stairs leading to the first floor

Cloakroom/W.C
Wash hand basin, close coupled WC and central heating radiator.
Extractor fan

Breakfasting kitchen 11' 10" x 7' 9" plus door recess (3.60m x 2.36m)
Double glazed windows and doors to rear garden. Fitted wall and base units, integrated oven hob and extractor hood, plumbing for washer. Radiator

First floor landing
Stairs to upper floor

Bedroom Two 11' 10" x 8' 11" plus large recess (3.60m x 2.72m)
Two double glazed windows to the front and central heating radiator.

Bedroom three 11' 10" max x 8' 10" max (3.60m x 2.69m)
Double glazed window to the rear and central heating radiator

Bathroom
Fitted with a three piece suite comprising of a panel bath with shower over and screen, pedestal wash hand basin, close coupled WC, recessed spotlighting, extractor fan and chrome heated towel rail.

Second floor landing
Store cupboard

Bedroom one 18' 5" x 8' 6" plus store cupboard (5.61m x 2.59m)
Eave ceiling - Three double glazed sky lights, radiator, built in store cupboard. Loft access

Externally

Front Garden
Block paved drive providing off street parking and leading to the single garage.

Rear Garden
Enclosed garden

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains – Gas
Broadband: Fibre to premises
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.

TENURE

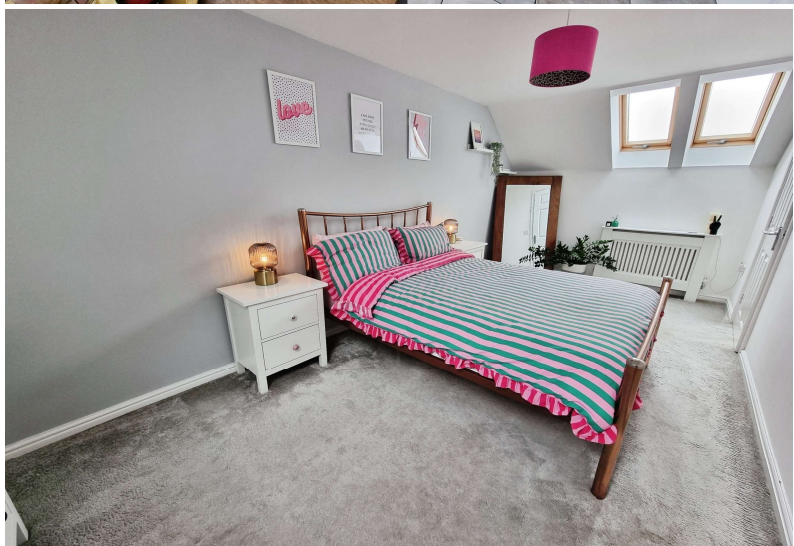
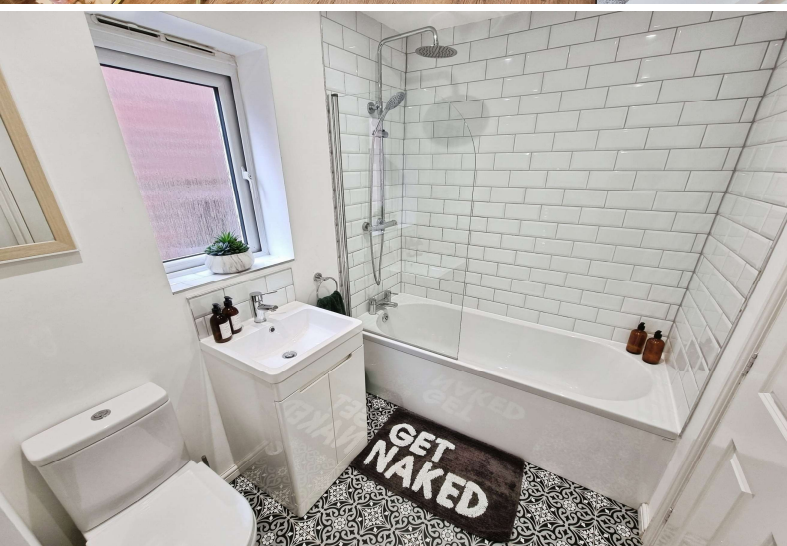
Leasehold – It is understood that this property is leasehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Leasehold 999 years from 1st January 2016 - Ground rent is £10 per month - There is also a service charge of £14.19 per month, both to be reviewed July 2026

COUNCIL TAX BAND: B
EPC RATING: C

WD8249/02.09.2025/BW/BW/V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		



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.