



Whorlton Terrace | North Walbottle | NE5 1QH

£300,000

Presenting this immaculate three-bedroom mid terraced house, perfectly situated within close proximity to public transport links, reputable schools, and a wealth of local amenities. Finished to an exceptional standard throughout, this property offers comfortable and modern living, ideal for families and professionals alike.

Upon entering, you are welcomed into a bright and spacious reception room, providing an inviting atmosphere for relaxation and entertaining guests. The heart of the home is a well-appointed open plan kitchen/dining room offering a range of integrated appliances.

The property comprises three bedrooms, offering versatile accommodation to suit a range of lifestyles. A pristine bathroom compliments the thoughtful layout, featuring contemporary fixtures and fittings for a luxurious touch.

One of the standout features of this home is the beautiful garden, offering a tranquil retreat to unwind or entertain outdoors. Additional outbuildings provide useful storage solutions or the potential for further development, depending on your needs. The vendor has informed us a new roof has been fitted, in addition to new double glazed windows and doors fitted throughout and a full rewire (also Spring 2024).

This superb terraced house, presented in immaculate condition, represents a wonderful opportunity for those seeking a stylish and practical home in a sought-after location. Arrange a viewing to truly appreciate all this exceptional property has to offer.

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Mid terrace family home

No chain

Three bedrooms

Garden room

Modern and immaculate

Bright and spacious lounge

Kitchen/Dining room

Detached garage

For any more information regarding the property please contact us today

Entrance Hall

Stairs up to the first floor, central heating radiator and under stair storage cupboard.

Cloakroom/W.C

Fitted with a low level W.C with concealed cistern, vanity wash hand basin, chrome heated towel rail, and extractor fan.

Lounge 16' 11" Max x 12' 4" Into alcove (5.15m x 3.76m)
Double glazed window to the front and a central heating radiator.

Open plan Kitchen/Dining room

Kitchen Area 13' 5" Max x 9' 11" Plus recess (4.09m x 3.02m)

Fitted with a range of wall and base units with work surfaces over and upstands, 1 ½ bowl sink with mixer tap and drainer, integrated appliances including hob with oven below and extractor hood over, dishwasher, plumbing for an automatic washing machine, cupboard housing central heating boiler, recessed downlights, central heating radiator, breakfast bar, double glazed window and door to the rear.

Dining Area 13' 9" Max x 8' 5" Max (4.19m x 2.56m)

Central heating radiator and double glazed window sliding doors leading to the rear garden.

Landing

Bedroom One 13' 9" x 9' 10" (4.19m x 2.99m)

Double glazed window to the rear and a central heating radiator.

Bedroom Two 13' 5" Plus large recess x 9' 11" (4.09m x 3.02m)

Double glazed window to the front and a central heating radiator.

Bedroom Three (L Shaped)13' 6" x 5' 9" (4.11m x 1.75m) plus recess of 5' 4" x 3' 9" (1.62m x 1.14m)

Double glazed window to the front and a central heating radiator.

Bathroom/W.C 8' 5" Max x 8' 3" Max (2.56m x 2.51m)

Fitted with a four piece bathroom suite comprising low level W.C with concealed cistern and wash hand basin set in vanity, double shower cubicle, panel bath, recessed spot lights, heated towel rail, extractor fan and a double glazed window.

Externally

Front Garden

Enclosed gravel garden with paved path to entrance.

Rear Garden

Paved seating area with access to the outhouses, detached garage, and large lawn area.

Outhouse 10' 11" x 6' 8" (3.32m x 2.03m)

Double glazed window, electric heater. Could be used as gym or study.

Outhouse 14' 5" x 6' 0" Plus recess (4.39m x 1.83m)

Used for storage.

Detached Garage 17' 2" x 10' 3" (5.23m x 3.12m)

Double doors. Parking bay.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains – Gas

Broadband: Fibre to cabinet

Mobile Signal Coverage Blackspot: No

Parking: Garage, allocated space and street 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.

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: C

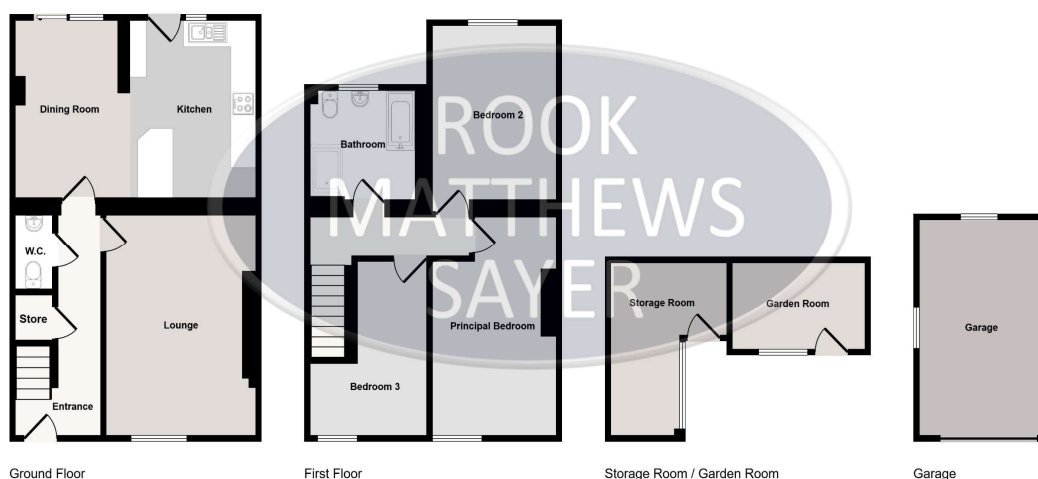
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites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

WD8374 Whorlton Terrace floor plan V1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 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



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