



Westgarth | Whorlton Grange | NE5 4NU

£215,000



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Semi detached bungalow

Bathroom/W.C

Two bedrooms

Front and rear gardens

Open plan lounge, kitchen & conservatory

Single garage

ROOK
MATTHEWS
SAYER

Presenting an exceptional opportunity to acquire a spacious two-bedroom semi-detached bungalow, ideally positioned backing onto Westerhope Golf Course. This property offers an attractive blend of tranquil surroundings with convenient access to a variety of local amenities, renowned schools, and excellent public transport links.

The interior features a light and airy open-plan layout, seamlessly integrating the kitchen with the main living space—perfect for both everyday living and entertaining guests.

Both bedrooms benefit from fitted wardrobes, delivering ample storage solutions. The well-appointed bathroom ensures practicality for residents and guests alike.

The bungalow’s enviable placement on the edge of Westerhope Golf Course affords delightful green outlooks, creating an idyllic backdrop for your daily routine. Enjoy the peace and privacy this unique position offers, while still being only moments away from the heart of the community.

This appealing home represents an outstanding choice for those seeking quality, comfort, and a highly desirable location. Early viewing is strongly recommended to fully appreciate all that this property has to offer. To arrange your viewing or to find out more, please contact our office today.

Entrance Lobby

Hallway
Central heating radiator.

Open plan Lounge, Kitchen, and Conservatory
25' 3" Max x 24' 3" Max (7.69m x 7.39m) total
Lounge Area
Television point, feature fireplace with hearth and central heating radiator.

Kitchen Area
Fitted with a range of wall and base units with work surfaces over, splash back tiles, sink with mixer tap, integrated hob with extractor hood over, double oven, plumbing for an automatic washing machine, dishwasher, central heating radiator, recessed spotlights, double glazed window and door leading to garage.

Conservatory Area
Two central heating radiators, double glazed windows and double doors leading to the rear garden.

Bedroom One 13' 5" Into wardrobes x 11' 7" Max (4.09m x 3.53m)
Double glazed window to the front, central heating radiator and fitted wardrobes.

Bedroom Two 10' 1" Plus wardrobes x 8' 1" (3.07m x 2.46m)
Double glazed window to the front, central heating radiator, fitted wardrobes and laminate flooring.

Bathroom/W.C
Fitted with a three piece white bathroom suite comprising low level W.C, pedestal wash hand basin, panel bath with shower over and screen, part tiled walls, chrome heated towel rail, and laminate flooring.

Externally
Front Garden
Lawn garden with driveway to side.

Rear Garden
Enclosed lawn garden with paved seating area.

Garage 17' 10" Max x 8' 6" Max (5.43m x 2.59m)
Door width 7' 10" (2.39m)
Roller door, power, lighting, and door to rear garden.

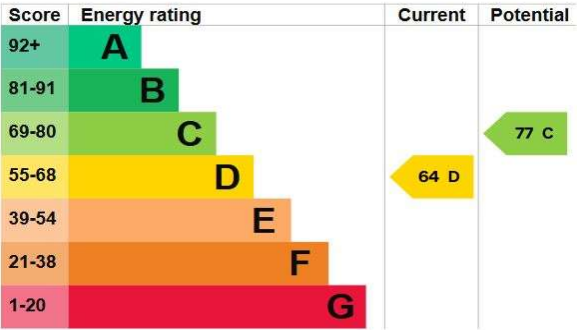
PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains – Gas
Broadband: Fibre to premises
Mobile Signal Coverage Blackspot: No
Parking: Garage and Driveway

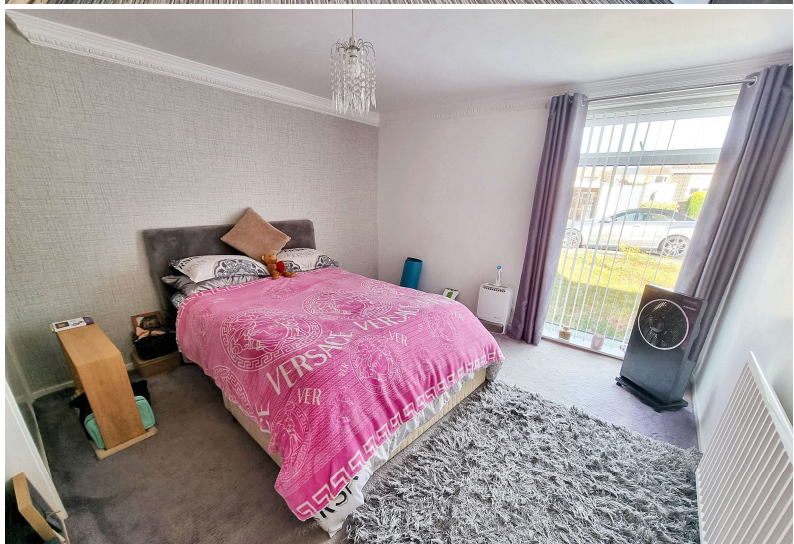
MINING
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE
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: C
EPC RATING: D

WD8128/BW/EM/09.08.2025/V.1





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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.