



Whorlton Hall Cottages | Whorlton Lane | NE5 1NP

£300,000



3



1



2

End terrace house

Three bedrooms

Garden room

Ground floor shower room/W.C

Kitchen/diner

Bathroom/W.C

Front and rear gardens

Single garage

ROOK
MATTHEWS
SAYER

Presenting this two-bedroom end of terrace house, positioned in a highly sought-after area offering convenient access to reputable nearby schools, and a host of local amenities. This property is an ideal choice for families seeking comfort, practicality, and unique features that support modern living.

Upon entering, you are welcomed by a well-proportioned reception room, the kitchen featuring sophisticated Granite countertops and a dedicated dining space, creating an inviting environment for family meals and culinary activities.

The house comprises two generously sized bedrooms, alongside a ground floor shower room/W.C and family bathroom/W.C.

A unique highlight of this property is the inclusion of a garden room, all within the tranquillity of the private garden. The single garage provides secure parking and additional storage, catering to the practicalities of daily life.

This charming end of terrace home blends interior comfort with external versatility, promising an exceptional lifestyle for families. Its desirable location ensures effortless day-to-day living, with swift access to schooling, and amenities. Early viewing is highly recommended to fully appreciate all that this property offers.

Entrance Porch
Double glazed window to the rear, storage cupboard, and door to:-

Lounge 18' 2" Max x 15' 4" Including stairs (5.53m x 4.67m)
Double glazed window to the rear, central heating radiator, and feature fireplace with log burner.

Kitchen/Dining room 18' 8" Max x 15' 0" Max (5.69m x 4.57m)
Fitted with a range of wall and base units with Granite work surfaces over and upstands, 1 ½ bowl sink with mixer tap and drainer, integrated appliances including induction hob with extractor hood over, eye level oven and grill, dishwasher, tiled flooring, central heating radiator and two double glazed windows to the front.

Inner Lobby
Door to garage.

Shower room/W.C
Fitted with a low level W.C, vanity wash hand basin, shower cubicle, part tiled walls, tiled flooring, chrome heated towel rail and extractor fan.

Garden Room 14' 9" Max x 8' 5" Max (4.49m x 2.56m)
Double glazed windows, and skylights, tiled flooring and doors leading to the rear garden.

Landing
Double glazed window to the side and loft access.

Bedroom One 15' 1" Plus large recess x 12' 2" Plus large recess (4.59m x 3.71m)
Two double glazed windows to the front and a central heating radiator.

Bedroom Two 12' 1" Including storage cupboard x 10' 10" Max (3.68m x 3.30m)
Double glazed window to the rear and a central heating radiator.

Bathroom/W.C
Fitted with a three piece white coloured bathroom suite comprising low level W.C, vanity wash hand basin, panel bath with tiled splash back, corner shower cubicle, chrome heated towel rail, tiled flooring and a double glazed window to the front.

Externally
Front garden
Enclosed lawn garden with paved seating area.

Rear garden
Shared driveway leading to the entrance and single garage, side access gate leading to the rear garden. Three outhouses for storage

Garage 17' 3" Max x 11' 0" Plus large recess (5.25m x 3.35m)
Door width to be confirmed
Roller door, power and lighting.

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Private Septic Tank
Heating: LPG (Liquefied Petroleum Gas)
Broadband: Fibre to premises
Mobile Signal Coverage Blackspot: Yes, occasionally
Parking: Garage and private parking
Solar Panels (Owned outright)

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
Public rights of way through the property? Yes, for vehicles on parking area.

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: E

WD8338.BW.EM.22/09/2025. V.2





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.