

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



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"  $\text{Max} \times 15'$  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  $\frac{1}{2}$  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  $(4.49 \, \text{m} \times 2.56 \, \text{m})$  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  $(4.59 \, \text{m} \times 3.71 \, \text{m})$ 

Two double glazed windows to the front and a central heating radiator.

Bedroom Two 12' 1" Including storage cupboard x 10' 10" Max (3.68 m x 3.30 m)

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  $\times$  11' 0" Plus large recess (5.25m  $\times$  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**

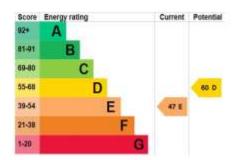
Public rights of way through the property? Yes, for vehicles on parking area.

# 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

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