



Cragside | Wideopen | NE13 6LQ

£145,000



3



1



1

Traditional end link house

3 bedrooms

UPVC double glazing

Generous corner plot

Garage

Access to local shops,
amenities and transport links

ROOK
MATTHEWS
SAYER

A traditional 3 bedroom end link house occupying a generous corner plot within this popular residential walkway. The property benefits from UPVC double glazing, gas fired central heating and garage. It is well positioned for access to local shops, amenities and transport links.

**ENTRANCE DOOR LEADS TO:
ENTRANCE HALL**

Double glazed entrance door, staircase to first floor.

LOUNGE 13'6 x 12'1 (4.12 x 3.68m)

Double glazed window to front.

KITCHEN 17'11 x 10'11 (5.46 x 3.34m)

Fitted with a range of wall and base units, single drainer sink unit, double glazed window, double glazed French doors.

BEDROOM ONE 9'10 x 12'4 (3.00 x 3.76m)

Double glazed window, radiator.

BEDROOM TWO 10'7 x 9'4 (3.22 x 2.84m)

Double glazed window.

BEDROOM THREE 7'9 x 9'0 (2.36 x 2.74m)

Double glazed window, radiator.

BATHROOM/W.C.

Three piece suite comprising: panelled bath, pedestal wash hand basin, low level WC, double glazed frosted window.

FRONT GARDEN

REAR GARDEN

GARAGE

Detached.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: TBC

Mobile Signal Coverage Blackspot: No

Parking: On Street

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: B

GS00015888.DJ.PC.18.11.25.V.1

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.



T: 0191 284 7999

Gosforth@rmsestateagents.co.uk

**ROOK
MATTHEWS
SAYER**



T: 0191 284 7999

Gosforth@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER