



Kielder Road | Lemington | NE15 8BL

£125,000

For sale is a neutrally decorated three-bedroom semi detached house located on Kielder Road in Lemington. The property internally comprises of a reception room with double glazed bow window, modern fitted kitchen including a breakfast area, cloakroom/W.C and conservatory. To the first floor there is a shower room/W.C, three bedrooms, two of which are doubles and one single, providing flexibility for families or even a home office.

Externally there is a block paved double drive to the front and an enclosed lawn garden to the rear with paved seating area. Adding to the allure is a no onward chain condition, ensuring a potential hassle-free transition for those looking to settle swiftly.

The location is conveniently situated within close proximity to public transport links, local amenities, and top-rated Nearby Schools, highlighting its suitability for families.

Rook Matthews Sayer would highly recommend an internal viewing to appreciate the accommodation and location on offer.

ROOK
MATTHEWS
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Semi detached house

Three bedrooms

No onward chain

Cloakroom/W.C

Breakfasting Kitchen

Conservatory

Double driveway

Enclosed rear garden

For any more information regarding the property please contact us today

Lounge 18' 9" including stairs x 12' 2" plus bow window (5.71m x 3.71m)

Double glazed bow window to the front, two central heating radiators, stairs to first floor landing and under stairs storage.

Breakfasting Kitchen 18' 8" max x 9' 0" max (5.69m x 2.74m)
Fitted with a range of wall and base units with work surfaces over, 1 ½ stainless steel sink with mixer tap and drainer, plumbing for washing machine and dishwasher, double glazed window to the rear, door leading to the conservatory, central heating radiator, tiled walls and flooring, and recess spot lighting.

Conservatory 11' 1" max x 10' 6" max (3.38m x 3.20m)
Double glazed windows, central heating radiator and a double glazed door to the rear garden.

Inner Lobby
Plumbing

Cloakroom/W.C
Fitted with a low level W.C, wall mounted wash hand basin, central heating boiler and a double glazed window.

Landing
Loft access, storage cupboard and a double glazed window to the side.

Bedroom One 12' 3" max x 10' 0" max (3.73m x 3.05m)
Double glazed window to the front, storage cupboard and a central heating radiator.

Bedroom Two 10' 10" plus recess x 9' 1" max (3.30m x 2.77m)
Double glazed window to the rear and a central heating radiator.

Bedroom Three 8' 6" max x 7' 11" max (2.59m x 2.77m)
Double glazed window to the front, central heating radiator, and storage cupboard.

Shower room/W.C

Fitted with a low level W.C, vanity wash hand basin, shower cubicle, recessed down lights and a double glazed window.

Externally:

Front Garden

Block paved double drive with steps down to main entrance.

Rear Garden

Enclosed lawn garden with paved seating area.

PRIMARY SERVICES SUPPLY

Electricity: mains

Water: mains

Sewerage: mains

Heating: mains gas

Broadband: ADSL Copper wire

Mobile Signal Coverage Blackspot: No

Parking: 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: A

EPC RATING: D

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**ROOK
MATTHEWS
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 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



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.

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