



Longhirst | West Denton | NE5 2YR

£125,000



3



1



1

Mid terrace house

Three bedrooms

Cloakroom/W.C

Conservatory

Modern fitted kitchen/diner

Bathroom/W.C

Enclosed rear garden

Well presented throughout

**ROOK
MATTHEWS
SAYER**

Presenting this appealing three-bedroom terraced house, ideally situated within easy reach of public transport links, well-regarded nearby schools, and a wealth of local amenities. Offering an excellent opportunity for first-time buyers and families alike, this property combines comfort with convenience in a sought-after residential area.

Upon entering, you are greeted by a welcoming reception room providing direct access to the conservatory. The conservatory serves as a versatile space, bathed in natural light, and overlooks the rear garden.

The modern kitchen features a dedicated dining space. A practical cloakroom/W.C adds to the ground floor's everyday convenience.

Upstairs, two of the bedrooms included fitted wardrobes, ensuring ample room for personal belongings and a tidy environment.

Further highlights of this property include the well-planned layout, which is conducive to comfortable family living, and the location, which places you within close proximity to necessary amenities and desirable schools.

This is a wonderful opportunity to acquire a well-proportioned terraced house in a vibrant community setting. Arrange a viewing today to fully appreciate the blend of features and the prime location this home offers.

Entrance Porch

Hall

Stairs up to the first floor, electric storage heater and under stair storage cupboard,

Cloakroom/W.C

Fitted with a low level W.C with concealed cistern, vanity wash hand basin and a double glazed window.

Lounge 13' 10" Max x 11' 9" Max (4.21m x 3.58m)

Laminate flooring, coving to ceiling and a double glazed French doors leading to the conservatory.

Conservatory 9' 8" x 8' 0" (2.94m x 2.44m)

Double glazed windows and door leading to the rear garden.

Kitchen/Diner 20' 10" Max x 8' 5" Plus recess (6.35m x 2.56m)

Modern fitted with a range of wall and base units with work surfaces over and upstand, stainless steel sink with mixer tap and drainer, part tiled walls, integrated appliances including induction hob, eyelevel oven, fridge/freezer, plumbing for an automatic washing machine and dishwasher, electric storage heater, coving to ceiling, tiled flooring, and double glazed windows and door leading to rear garden.

Landing

Airing cupboard, storage cupboard and loft access.

Bedroom One 12' 0" x 8' 3" Plus wardrobes (3.65m x 2.51m)

Double glazed window to the rear, electric storage heater and fitted wardrobes.

Bedroom Two 10' 3" x 8' 3" Plus wardrobes (3.12m x 2.51m)

Double glazed window to the rear, electric storage heater and fitted wardrobes.

Bedroom Three 8' 1" Plus large recess x 7' 11" (2.46m x 2.41m)

Double glazed window to the front and electric storage heater.

Bathroom/W.C

Fitted with a three piece white bathroom suite comprising low level W.C with concealed cistern, vanity wash hand basin, panel bath with shower over and screen, electric storage heater and a double glazed window to the front.

Externally

Enclosed garden with decked area and steps down to artificial lawn and planted borders.

PRIMARY SERVICES SUPPLY

Electricity: Mains & Solar panels

Water: Mains

Sewerage: Mains

Heating: Mains – Electric/night storage

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Solar panels: Yes (Rental agreement)

Parking: On street parking

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: TBC

WD8347/BW/EM/13/08/2025/V.1

**"DoubleClick Insert Picture"
EPC RATING TO FOLLOW**



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.