



Marsham Road | Westerhope | NE5 5PY

£165,000



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1

Semi Detached House

Two Bedrooms

Open Plan Lounge/Kitchen

Bathroom/W.C

Driveway

Garage

Front and Rear Gardens

Well Presented

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Presented to the market is this appealing two-bedroom semi-detached house, offered in good condition and perfectly suited for first-time buyers. Located in a sought-after neighbourhood with easy access to public transport links, reputable nearby schools, and a wealth of local amenities, this property combines comfort and convenience for modern living.

The property boasts a welcoming reception room, featuring attractive wood floors. The open-plan kitchen is designed to maximise space and function, making it ideal for family meals or social gatherings.

There are two generously proportioned bedrooms, with the second bedroom benefiting from built-in wardrobes, delivering ample storage. The home also offers a well-appointed bathroom, further enhancing the overall practicality of the property.

Externally, the property benefits from its semi-detached position, which offers added privacy and the potential for future development or personalisation. Whether stepping onto the property ladder or seeking a conveniently located home within close proximity to all key amenities, this house presents an excellent opportunity.

With its blend of generous living accommodation, modern finishes, and prime location, this property represents an ideal purchase for first-time buyers seeking to establish themselves within a vibrant and well-connected community. Early viewing is highly recommended to appreciate the space and lifestyle this home has to offer.

Entrance Porch
Double glazed windows and door to hall.

Hall
Central Heating Radiator and stairs up to first floor.

Open plan Lounge and Kitchen
Lounge Area 17' 10" Max x 9' 1" Plus recess (5.43m x 2.77m)
Double glazed window to the front, central heating radiator, wood flooring throughout and a double glazed doors to the rear.

Kitchen 14' 2" Max x 7' 11" Max (4.31m x 2.41m)
Fitted with a range of wall and base units with work surfaces over, sink with mixer tap and drainer, integrated appliances including hob with extractor hood over and oven below, a double glazed window to the rear and door to garage.

Landing
Double glazed window, loft access, storage cupboard and a central heating radiator.

Bedroom One 10' 11" x 8' 1" (3.32m x 2.46m) plus 8' 11" x 3' 8" (2.72m x 1.12m)
Two double glazed windows to the front and central heating radiator

Bedroom Two 10' 5" Plus wardrobes and recess x 8' 9" Max (3.17m x 2.66m)
Double glazed window to the rear, central heating radiator and fitted wardrobes

Bathroom/W.C
Fitted with a four piece bathroom suite comprising low level W.C with concealed cistern, vanity hand wash basin, free standing bath, shower cubicle, heated towel rail, part tiled walls, recessed spotlights and a double glazed window.

Externally:

Front Garden
Large drive providing off street parking for multiple vehicles.

Rear Garden
Enclosed garden with paved seating area and gravel.

Garage 16' 6" Max x 8' 11" Max (5.03m x 2.72m)
Door Width 7' 11" (2.41m)
Remote roller door, door to rear and plumbing for an automatic washing machine.

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Cable
Mobile Signal Coverage Blackspot: No
Parking: Garage/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: E

WD8327.BW.AF.14/10/25.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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