



Northcott Gardens | Seghill | NE23 7SY

**£45,000**



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**INVESTMENT OPPORTUNITY**

**EPC: C**

**FIRST FLOOR FLAT**

**COUNCIL TAX BAND: A**

**ONE BEDROOM**

**TENURE: LEASEHOLD- 125  
years from January 1989**

ROOK  
MATTHEWS  
SAYER

## PROPERTY DESCRIPTION:

### ENTRANCE DOOR to

**ENTRANCE PORCH:** Staircase to first floor

**LANDING:** UPVC double glazed window to rear, step up to

**HALLWAY:** Radiator, frosted glazed window to kitchen, four door storage cupboards housing combination boiler and meters, access to loft space.

**BATHROOM:** (rear): 5'3 x 5'9 (1.60m x 1.75m)  
Briefly comprising; low level W.C., pedestal wash hand basin, panelled bath, UPVC double glazed frosted window to rear, radiator.

**BEDROOM:** (front): 13'4 into cupboard x 11'2 at max point (4.06m x 3.40m)  
UPVC double glazed window to front, storage cupboard, radiator.

**LOUNGE/DINING ROOM:** 20'4 at max point x 11'3 into alcove (6.20m x 3.43m)  
UPVC double glazed windows to front and rear, two radiators.

**KITCHEN:** (rear): 10'2 x 5'2 (3.10m x 1.57m)  
Built in wall and base units with work surfaces incorporating a single drainer sink unit, UPVC double glazed window to rear, space for free standing washing machine, space for free standing cooker, frosted window to hallway.

### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL

Broadband: NOT KNOWN

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.

### AGENTS NOTE

We have limited information regarding the sale of this property.  
When a sale is agreed we must keep the property fully available until exchange of contracts have taken place.  
If you require any further information on this, please contact us.

## RESTRICTIONS AND RIGHTS

Listed? NO

Conservation Area? NO

Restrictions on property? UNKNOWN

Easements, servitudes or wayleaves? UNKNOWN

Public rights of way through the property? NO

## RISKS

Flooding in last 5 years: NOT KNOWN

Risk of Flooding: ZONE 1/LOW RISK

Known safety risks at property (asbestos etc.): NOT KNOWN

## BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: NO

## ACCESSIBILITY

This property has no accessibility adaptations:

- E.g. Ramp access to front door
- E.g. Accessible handrail to side door
- E.g. Wet room to ground floor
- E.g. Lift access to first floor

## TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 125 years from January 1989

Ground Rent: £10 per annum. No known increases.

Service Charge: No service charges

Any Other Charges/Obligations: Not aware of any

**COUNCIL TAX BAND: A**

**EPC RATING: C**

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**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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**ROOK  
MATTHEWS  
SAYER**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		