



George Street | Brunswick Village | NE13 7ED

# Offers Over £100,000



2



1



1

No onward chain

Mid terrace house

2 bedrooms

Private courtyard

UPVC double glazing

Ideally suited for a first time  
buyer

**RMS** | Rook  
Matthews  
Sayer

A well appointed traditional mid terrace house conveniently located close to shops, amenities, and transport links. The property is ideally suited for a first time buyer and benefits from a range of modern fixtures and fittings together with UPVC double glazing and gas fired central heating via combination boiler.

Briefly comprising large sitting room, modern fully fitted kitchen together with ground floor bathroom with shower. To the first floor are 2 bedrooms. Externally to the rear is a private courtyard with allocated parking space to the front.

#### **ENTRANCE DOOR LEADS TO:**

##### **ENTRANCE HALL**

Double glazed entrance door.

##### **SITTING ROOM 17'3 x 15'3 (5.26 x 4.65m)**

Double glazed window to front, staircase to first floor, radiator, feature fireplace.

##### **KITCHEN 10'10 x 6'10 (3.30 x 2.08m)**

Fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built in gas hob, extractor hood, space for automatic washer, space for dishwasher, tiled splash back, double glazed window to rear, door to rear.

##### **BEDROOM ONE 10'1 x 15'1 (3.07 x 4.60m)**

Double glazed window to front, built in wardrobe, radiator.

##### **BEDROOM TWO 6'8 x 12'1 (2.03 x 3.68m)**

Double glazed window to front, radiator.

##### **FAMILY BATHROOM**

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin, low level WC, part tiled walls, heated towel rail, double glazed frosted window to rear.

##### **REAR YARD**

Gated access, storage shed.

#### **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.

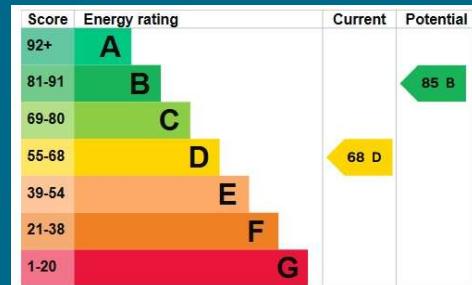
#### **TENURE**

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: A**

#### **EPC RATING: D**

GS00015952.DJ.PC.12/01/26.V.1





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