



Wheatfield Road | Westerhope | NE5 5AZ

£175,000



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1

Modern End Link Terrace House

Cloakroom/W.C

Three Bedrooms

Family Bathroom

Modern Kitchen

Private Rear Garden

Spacious Lounge

Off-Street Parking

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We are delighted to welcome to the market this very well-presented end terrace family home situated on Wheatfield Road in the heart of Westerhope Village. The accommodation briefly comprises to the ground floor, an entrance lobby, cloaks WC, lounge and a modern kitchen. To the first-floor landing there are two bedrooms and a family bathroom. To the second floor there is the main bedroom other benefits include double glazing and gas central heating. Externally there is a driveway to the front with a private enclosed garden to the rear. The property is close to good schools, shops and amenities, with good access to public transport routes to and from Newcastle City Centre, the Metro Centre, the A1 and A69 motorways.

Entrance Lobby
Laminate flooring.

Lounge 11' 11" Max x 14' 8" plus recess (3.63m x 4.47m)
Double glazed window to the front, central heating radiator, and spot lighting.

Rear Hall
Stairs to first floor.

Cloakroom/W.C
Low-level W.C, wash hand basin, central heating radiator, and spot lighting.

Kitchen 11' 10" Max x 7' 9" plus recess (3.60m x 2.36m)
Fitted with a range of wall and base units, stainless steel sink unit and drainer, space for integrated or free-standing oven with extractor fan over, and an automated washing machine, double glazed window to the rear, spot lighting, fitted tile floor and wall tiles, and access to the rear garden.

1st Floor
Central heating radiator and stairs to second floor.

Bedroom One 10' 6" Max, plus recess x 11' 10" Max (3.20m x 3.60m)
Central heating radiator and two double glazed windows to the front.

Bathroom/W.C
Three-piece site in white, a paneled bath with shower and screen, wash hand basin, low level W.C and a heated towel rail.

Bedroom Two 11' 11" Max x 8' 10" plus recess (3.63m x 2.69m)
Double glazed window to the rear and a central heating radiator.

Landing
Spot lighting and a storage cupboard

Bedroom Three 11' 10" x 8' 10" (3.60m x 2.69m)
Access to the loft, central heating radiator, spot lighting two double-glazed windows to the front and one to the rear.

External

Off street parking to the front and a private enclosed garden to the rear.

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fiber to premises
Mobile Signal Coverage Blackspot: No
Parking: Off 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

The property is also subject to NHBC Warranty (National House Building) which has 2 years remaining from 2025.

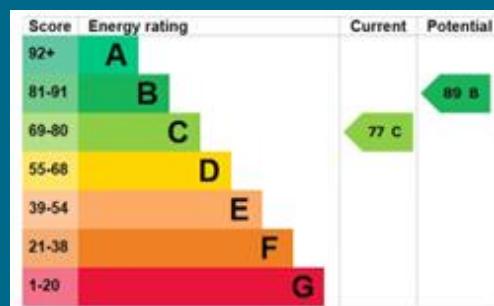
Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 years from 1st January 2016 - Ground rent is £150.00 per year - There is also a service charge of £150.00 per year,

Agents Note: the window and door to the front have recently needed to be replaced. Interested parties should contact the branch for further details.

COUNCIL TAX BAND: B
EPC RATING: C

WD8456.CC AF. 22/12/2025 V.2





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