



Gladstone Street | Lemington | NE15 8DJ

£80,000



2



1



2

Mid Terrace House

Family Bathroom/W.C

Two Spacious Bedrooms

Utility Room

Spacious Kitchen

Rear Yard

Cosy Lounge

No Onward Chain

RMS | Rook
Matthews
Sayer

Offering no onward chain is this two-bedroom terraced house, for sale in Lemington. The property provides a practical layout suited to first time buyers, investors, and families. The accommodation comprises an entrance hall, spacious kitchen, and utility room, two double bedrooms and a bathroom/W.C, complemented by a rear yard offering useful outdoor space.

Lemington benefits from a range of local amenities including shops, supermarkets, and everyday services along nearby local parades and within short driving distance of larger retail parks to the west of the city. Families will find a choice of nearby schools serving different age groups in the surrounding area of Lemington and West Newcastle. Rook Matthews Sayer would highly recommend an internal viewing to appreciate the accommodation on offer.

Hall

Central heating radiator.

Lounge 11' 7" x 10' 10" Including alcove (3.53m x 3.30m)
Double glazed window to the front and a central heating radiator.

Kitchen 13' 8" Max Plus storage x 22' 3" Max (4.16m x 6.78m)
Fitted with a range of base units with work surfaces over, integrated hob with oven below with extractor hood over, splash back tiles, stainless steel sink with mixer tap and drainer and a double glazed window to the rear.

Utility Room 10' 2" Max x 6' 1" Max (3.10m x 1.85m)
Fitted with wall and base units with work surfaces over, splash back tiles, stainless steel sink with drainer, double glazed window, central heating radiator, plumbing for an automatic washing machine and a door to the rear yard.

Bathroom/W.C

Three-piece bathroom suite in white, panel bath with shower and mixer tap over, low level W.C, pedestal wash hand basin and a chrome heated towel rail.

Landing

Bedroom One 13' 9" Plus storage x 11' 6" Plus storage (4.19m x 3.50m)
Double glazed window to the rear, central heating radiator and two storage cupboards.

Bedroom Two 13' 3" Plus alcove x 11' 10" (4.04m x 3.60m)
Two double glazed windows and a central heating radiator.

Externally:

There is an enclosed yard to the rear.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Main

Heating: Mains Gas

Broadband: Unknown, however the vendor has advised that full fibre broadband is available

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.

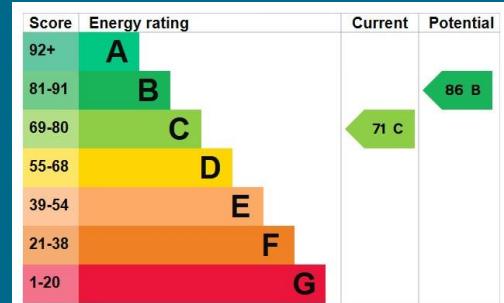
TENURE

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: C

WD8534. BW.AF.28/01/2026.V.1.





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 interest 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 relation to this property.

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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