



Kidlandlee Place | Newbiggin Hall| NE5 4EA

**£140,000**



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**End Terraced Family Home**

**Family Bathroom/W.C**

**Three Bedrooms**

**Popular location**

**Open plan Lounge/Kitchen**

**Well presented throughout**

**No onward chain**

**Off-street Parking**

**RMS** | Rook  
Matthews  
Sayer

**Offering no onward chain is this three-bedroom end of terrace house is offered for sale in Newbiggin Hall and is well suited to first time buyers and families**  
**Internally the property offers a spacious open plan lounge/kitchen, the first floor offers two double bedrooms and one single bedroom and bathroom/W.C.**  
**Externally there are front and rear gardens. The front is laid to lawn with paved driveway and side access gate to block paved sheltered area and brick built outhouse.**  
**Located in a residential area of Newcastle's west end, the house benefits from access to local amenities including shops, supermarkets and everyday services along nearby West Road and within the wider Fenham and Westerhope areas. Families will appreciate the choice of nearby schools serving different age groups in the local catchment.**

Lounge 16' 4" x 10' 7" (4.97m x 3.22m)  
 Open plan lounge connecting to kitchen with double glazed windows, central heating radiator and laminate flooring.

Kitchen 10' 1" x 9' 1" plus large recess (3.07m x 2.77m)  
 Fitted with a range of wall and base units, double glazed window to the front, central heating radiator, and a storage room.

Landing  
 Loft Access

Bedroom One 13' 11" plus wardrobes x 10' 5" Max (4.24m x 3.17m)  
 Double glazed window, fitted wardrobes and a central heating radiator.

Bedroom Two 10' 3" Max x 6' 6" plus recess (3.12m x 1.98m)  
 Double glazed window and a central heating radiator.

Bedroom Three 9' 6" x 7' 1" (2.89m x 2.16m)  
 Double glazed window and a central heating radiator.

Bathroom/W.C  
 Three-piece bathroom suite in white, panel bath, shower with privacy screen, low level W.C, central heating radiator, vanity wash hand basin, and recess spotlighting.

#### **Externally:**

Front Garden  
 Lawn garden with paved driveway and path leading to the front garden.

#### **Side Garden**

Block paved sheltered area with access to brick-built outhouse.

#### **PRIMARY SERVICES SUPPLY**

Electricity: Mains  
 Water: Mains  
 Sewerage: Mains  
 Heating: Mains Gas  
 Broadband: Fibre to premises  
 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.

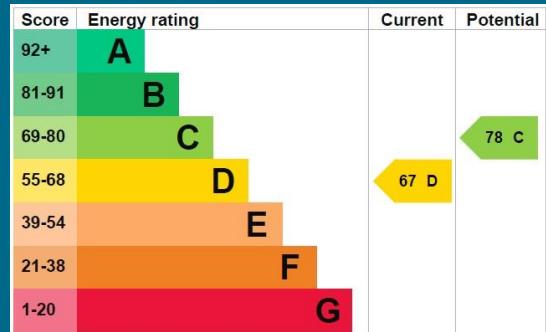
#### **TENURE**

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: TBC**

WD8532.BW.AF.04/05/2026. V.2





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