



Westgarth | Whorlton Grange | NE5 4PB

£170,000



3



1



1

Spacious family home

Family bathroom/W.C

Three bedrooms

Single garage

Lounge/Dining room

Front and rear gardens

Kitchen & Utility room

No onward chain

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A three-bedroom semi-detached house offered with no onward chain, presenting an excellent opportunity for updating and improvement.

The accommodation comprises lounge, kitchen, and a separate utility room. To the first floor there two double bedrooms and one single bedroom, and a bathroom/W.C. Externally, the property benefits from front and rear gardens along with a single detached garage, making it an ideal purchase for buyers looking to modernise and add value.

The property is situated within reach of local amenities including shops, supermarkets, and everyday services available in the surrounding NE5 area. Nearby schools serve the local community, making the location suitable for future family occupation once works are completed. Public transport links are accessible, with regular bus services connecting into Newcastle city centre and Metrocentre.

Rook Matthews Sayer would highly recommend an internal viewing to appreciate the accommodation and location on offer.

Entrance Hallway-

Central heating radiator, stairs to first floor and a storage cupboard.

Lounge/Dining room 21' 4" Plus recess x 13' 8" Max (6.50m x 4.16m)

Double glazed windows to the front and rear, two central heating radiators, and a feature fire place with surround.

Kitchen 9' 1" Plus recess x 8' 10" Max (2.77m x 2.69m)

Fitted with a range of wall and base units, double glazed window to the rear, stainless steel sink unit, fitted floor, integrated fridge and freezer.

Utility Room 10' 9" Plus recess x 4' 3" Max (3.27m x 1.29m)

Plumbing for automatic washing machine and access to the rear garden.

First Floor Landing

Double glazed window to the side and loft access.

Bedroom One 12' 7" Plus recess x 11' 4" Into wardrobes (3.83m x 3.45m)

Double glazed window to the front, central heating radiator and fitted wardrobes.

Bedroom Two 11' 2" Into wardrobes x 8' 7" Plus recess (3.40m x 2.61m)

Double glazed window to the rear, central heating wardrobes and a central heating radiator.

Bedroom Three 7' 9" x 7' 5" Plus recess and wardrobes (2.36m x 2.26m)

Double glazed window to the front, central heating wardrobes and a central heating radiator.

Bathroom/W.C

Three-piece bathroom suite in white, low-level W.C, wash hand basin, double glazed window to the rear, storage cupboard, central heating radiator and a vanity sink unit.

Externally

Front Garden

Gravel garden with paved path to entrance.

Rear Garden

Low maintenance enclosed garden which is paved with gravel borders and steps up to garage.

Garage 15' 8" x 11' 8" (4.77m x 3.55m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: NA

Mobile Signal Coverage Blackspot: No

Parking: Off 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

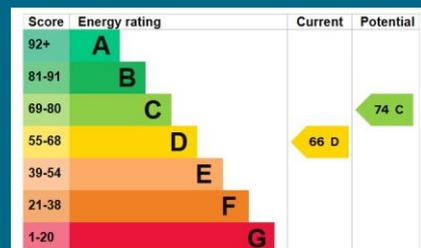
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C

EPC RATING: D

WD8462. CC .AF.13/01/2026.V.1.

Agents Note: The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved



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