



Means Drive | Burradon | NE23 7NS

# Offers Over: £110,000

Presenting a good-sized mid terrace house situated on the highly sought after Means Drive in Burradon. The property will particularly appeal to first time buyers looking to get on to the property ladder or those looking to downsize. Step inside to a spacious entrance hall with part panelled walls leading to the lounge diner with dual aspect windows flooding the room with natural light. The kitchen has been refitted with a good range of wall and base units incorporating an electric oven and hob and space for further appliances, A rear porch leads you to a court yard garden with access to the detached garage. Upstairs you will find two double bedrooms with one partially portioned to provide a dressing room area and the family bathroom. Pedestrianised to the front with lawned area and offered with No Upper Chain, viewings highly recommended. Burradon is located close to Killingworth and offers good transport connections to A1 and A19 road links, good public transport connections with frequent buses through the village and close to all local amenities and schools.

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**Good Sized Mid Terrace**

**One Bedroom Partially Used as Dressing Room**

**Ideal Starter Home**

**Garage to Rear**

**Refitted Kitchen**

**No Upper Chain**

**Two Bedrooms**

**Tenure: Freehold**

**PROPERTY DESCRIPTION:**

**ENTRANCE:** Double glazed entrance door to

**ENTRANCE HALLWAY:** Staircase to first floor, under stair area, radiator, dado rail.

**LOUNGE:** 22'3 x 11'0 (6.78m x 3.35m)  
Double glazed windows to front and rear, two radiators.

**BREAKFAST KITCHEN:** 10'4 x 8'3 (3.15m x 2.52m)  
Fitted with a range of wall and base units with work surfaces incorporating a single drainer sink unit with mixer tap, built in electric oven, built in electric hob with glass splash back, extractor hood, space for washing machine, space for fridge freezer, door to

**REAR PORCH:** Double glazed windows, door to rear garden.

**FIRST FLOOR LANDING AREA:** Built in cupboard housing combination boiler, access to roof space.

**BEDROOM ONE:** 11'10 x 8'2 (3.61m x 2.48m)  
Double glazed window to front, radiator.

**DRESSING ROOM AREA:** 8'6 into alcove x 9'1 (2.59m x 2.77m)  
Double glazed window to front, built in wardrobes.

**BEDROOM TWO:** 11'3 x 9'0 (3.43m x 2.74m)  
Double glazed window to rear, radiator, dado rail.

**FAMILY BATHROOM:**  
White three-piece suite briefly comprising; low level W.C., panelled bath with mixer taps shower unit, glass shower screen, pedestal wash hand basin, radiator, part tiled walls, double glazed frosted window to rear.

**EXTERNALLY:**

**REAR GARDEN:** Mainly paved, astro turf area, door to garage.

**GARAGE:** Up and over door, door to rear, garden, double glazed window to rear.

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#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL

Broadband: NONE

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE

#### 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.

#### RESTRICTIONS AND RIGHTS

Listed? NO

Conservation Area? NO

Restrictions on property? NO

Easements, servitudes or wayleaves? NO

Public rights of way through the property? NO

#### RISKS

Flooding in last 5 years: NO

Risk of Flooding: ZONE 1

Known safety risks at property (asbestos etc...): NO

#### BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: NO

Outstanding building works at the property: NO

#### ACCESSIBILITY

This property has no accessibility adaptations:

- E.g. Ramp access to front door
- E.g. Accessible handrail to side door
- E.g. Wet room to ground floor
- E.g. Lift access to first floor

#### 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

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"DoubleClick Insert Picture"  
FLOORPLAN



## "DoubleClick Insert Picture" EPC RATING

**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 interests 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



**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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