



Alpine Place | Callerton | NE5 1EY

**Offers in the Region Of £200,000**



**Stunning Semi- Detached House**

**Two Bedrooms**

**Modern Kitchen**

**Spacious Lounge**

**Bathroom/W.C and Ensuite**

**Garden to rear**

**Driveway for multiple vehicles**

**Perfect for First Time Buyers**

**RMS** | Rook  
Matthews  
Sayer

A well-presented two-bedroom semi-detached home, ideally situated on a modern and sought-after new estate in Callerton. This attractive property is perfectly suited to first-time buyers, small families, or those looking to downsize, offering stylish and low-maintenance living throughout.

Upon entering, you are welcomed by a bright entrance hall leading to a convenient cloakroom/W.C. and a contemporary kitchen fitted with a range of integrated appliances. To the rear, the spacious lounge provides a comfortable living area with French doors opening directly onto the garden, allowing for plenty of natural light and a seamless indoor-outdoor feel.

The first floor comprises two well-proportioned bedrooms, with the main bedroom benefiting from its own ensuite shower room. A modern family bathroom/W.C. serves the second bedroom.

Externally, the property boasts a double driveway to the front, providing off-street parking for two vehicles. A side access gate leads to the enclosed rear garden, which has been designed for ease of maintenance, featuring artificial lawn and a paved seating area—ideal for relaxing or entertaining.

Early viewing is highly recommended to appreciate the quality and location of this lovely home.

Hall  
Stairs leading to the first floor and a central heating radiator.

Cloakroom/W.C  
Fitted with a low-level W.C with concealed cistern, pedestal wash hand basin, central heating radiator, part tiled walls and a double glazed window.

Kitchen 12' 3" x 5' 10" (3.73m x 1.78m)  
Fitted with a range of wall and base units with work surfaces over and upstand, integrated appliances including hob with extractor hood over and oven below, fridge freezer, dishwasher, washing machine, stainless-steel mixer tap and drainer, a double glazed window to the front and recess spotlighting.

Lounge 16' 2" Max x 13' 1"Max (4.92m x 3.98m)  
Central heating radiator, television point, laminate flooring and double glazed doors leading to the rear garden.

Landing  
Access to the loft, and a double glazed window.

Bedroom One 13' 3"Max x 13' 1" Max (4.04m x 3.98m)  
Double glazed window to the rear and a central heating radiator.

Ensuite 6' 1" x 4' 10" (1.85m x 1.47m)  
Fitted with a low level W.C with concealed cistern, pedestal wash hand basin, walk in shower cubicle, part tiled walls, tiled flooring, and heated towel rail.

Bedroom Two 9' 7" Plus large recess x 8' 1" Max (2.92m x 2.46m)  
Double glazed window to the front, central heating radiator, and large storage.

Bathroom/W.C  
Fitted with a three piece bathroom suite comprising low level W.C with concealed cistern, panel bath, pedestal wash hand basin, part tiled walls, tiled flooring, recessed downlights and extractor fan.

**Externally:**

Front Garden  
Lawn area with paved path to entrance and double drive to side with side access gate.

Rear Garden  
Enclosed garden with artificial lawn and paved seating area.

**PRIMARY SERVICES SUPPLY**

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains Gas  
Broadband: Fibre to Cabinet  
Mobile Signal Coverage Blackspot: No  
Parking: 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. -

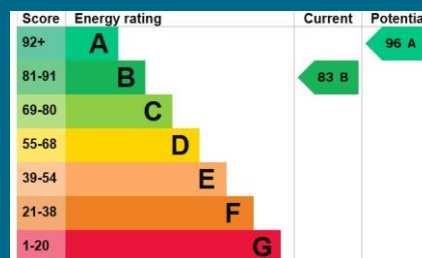
**TENURE**

Managed 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. There is an annual management charge of £115 per annum (approx.).

*Agents Note: We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.*

EPC Rating: B  
Council Tax Band: B

WD8457/CC/EM/21.03.2026/V.1





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**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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