



Buxton Green | Newbiggin Hall | NE5 4AH

**£110,000**



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**End terrace house**

**Bathroom/W.C**

**Two double bedrooms**

**No onward chain**

**Kitchen**

**Front and rear gardens**

**Lounge**

**Ideal for First Time Buyers**

**RMS** | Rook  
Matthews  
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An end-terrace house offered for sale with no onward chain, making it an ideal purchase for first-time buyers or investors. Briefly comprising an entrance hall, leading to a lounge with dual-aspect windows to the front and side, providing plenty of natural light. The fitted kitchen offers access to the rear garden.

To the first floor there are two bedrooms along with a bathroom/WC.

Externally, the property benefits from an enclosed rear garden.

Conveniently located close to a range of local amenities, shops, and transport links, this property presents a great opportunity for those seeking a well-positioned home or buy-to-let investment.

#### Hall

Central heating radiator and stairs up to the first floor.

#### Lounge 17' 11" Max x 10' 5" Into alcove (5.46m x 3.17m)

Dual-aspect double-glazed windows to the front and side, two central heating radiators, wood flooring, and a feature fire and surround.

#### Kitchen 10' 6" x 8' 6" (3.20m x 2.59m) Plus 9' 5" x 4' 5" (2.87m x 1.35m)

Fitted with a range of wall and base units with work surfaces over, tiled splash backs, stainless bowl sink with mixer tap and drainer, integrated gas hob with oven below and extractor hood over. There is plumbing for an automatic washing machine, central heating boiler, and a radiator. Additional features include an under-stairs storage cupboard, double glazed rear window, and a door providing access to the rear garden.

#### Landing

#### Bedroom One 13' 6" Plus recess x 8' 10" Max (4.11m x 2.69m)

A double glazed window and a central heating radiator.

#### Bedroom Two 13' 4" Plus recess x 8' 8" Max (4.06m x 2.64m)

A double glazed window and a central heating radiator.

#### Bathroom/W.C

Fitted with a three-piece suite comprising a low-level WC, pedestal wash hand basin, and panel bath. The room benefits from tiled walls and flooring, a heated towel rail, and a double glazed rear window.

#### Externally

##### Front Garden

Lawn garden with paved path leading to main entrance and side area.

##### Rear Garden

The property benefits from an enclosed rear garden, which is mainly paved with gravel borders.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains – Gas

Broadband: None

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: D

WD8597/BW/EM/21.04.2026/V.1

"DoubleClick Insert Picture"  
EPC RATING

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