



Silverbirch Drive | Camperdown | NE12 5AB

£95,000

Presenting a rather special, immaculate modern two-bedroom semi-detached home on Silverbirch Drive in Camperdown (50% shared ownership). Situated in a cul-de-sac on this highly desirable development the entrance hallway gives access to a convenient guest wc and a fabulous spacious lounge providing a light and comfortable living space which flows seamlessly in to a stunning open plan kitchen with integral appliances. French doors lead to the delightful enclosed rear garden which offers a great outdoor space for hosting summer gatherings, there is also the added benefit of a lovely summer house currently used as a gym. Upstairs there are two double bedrooms and a stylish family bathroom boasting a bath with shower over catering to both preferences. To the front there is the added benefit of a driveway providing off street parking. A fantastic opportunity for first time buyers looking for a home which is ready to move into and truly worthy of an early inspection to secure.

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Immaculate Semi Detached

50% Shared Ownership

Fabulous Open Plan Living

Off Street Parking

Delightful Rear Garden

Leasehold: 125 years from 2018

EPC: B

Council Tax: A

ENTRANCE HALLWAY: Step through the double-glazed composite entrance door into the welcoming hallway, featuring a radiator and a built-in understairs cupboard providing useful storage space.

DOWNSTAIRS CLOAKS/W.C.: Fitted with a pedestal wash hand basin with splash back tiling, low level W.C., radiator, and tiled flooring.

OPEN PLAN LOUNGE THROUGH KITCHEN: 14'3 x 26'5, 7'3, (4.34m x 8'05m, 2.20m). This impressive open plan living space creates a bright and sociable atmosphere, featuring two radiators, double glazed French doors to the front, and a double-glazed door to the rear. The kitchen is fitted with a range of wall and base units with complementary work surfaces and a 1½ bowl sink unit. Integrated appliances include an electric oven with gas hob and extractor hood, fridge freezer, washing machine, and dishwasher. The kitchen further benefits from tiled splash backs, tiled flooring, and a double radiator.

FIRST FLOOR LANDING AREA: Providing access to the airing cupboard and loft space.

BEDROOM ONE: 14'3 x 9'5, (4.34m x 2.87m). The principal bedroom benefits from a double-glazed window to the rear and a radiator.

BEDROOM TWO: 14'3 x 9'2, (4.34m x 2.79m) into alcoves. Featuring two double glazed windows to the front and a radiator.

FAMILY BATHROOM: Fitted with a panelled bath with mains-fed shower over, pedestal wash hand basin, and low-level W.C. The bathroom further benefits from part tiled walls and tiled flooring.

EXTERNALLY: To the front of the property, a driveway provides convenient off-street parking, alongside a lawned garden with planted borders and hedging. Additional on-street parking is also available.

The rear garden is mainly laid to lawn and features a patio seating area, planted borders, external power supply, gated side access to the front of the property, and a summer house, offering a versatile outdoor space ideal for relaxing or entertaining.

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre to premises
Mobile Signal Coverage Blackspot: No
Parking: Driveway/Permit £25 per annum

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? Sub-letting not permitted
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
Any flood defences at the property: NO
Coastal Erosion Risk: LOW
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.

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 126 years from 07/14/2018

Shared Ownership. It is understood that this property is Shared Ownership. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Share For Sale: 50%

Rent Payable on Remaining Share: £209.55 per month

Service Charge: £32.41 per month (Covering insurance, communal garden, management fee, repairs, and sinking fund.)

COUNCIL TAX BAND: A

EPC RATING: B

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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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