



Whorlton Terrace | North Walbottle | NE5 1QH

£275,000

Presenting this beautifully refurbished three-bedroom mid-terraced home, ideally located within easy reach of excellent transport links, well-regarded schools, and an array of local amenities. Having been fully refurbished throughout to an exceptional standard, this outstanding property offers stylish and contemporary living, perfectly suited to families and professionals alike.

Upon entering, you are greeted by a bright and spacious reception room, creating a warm and welcoming setting for both relaxing and entertaining. The heart of the home is the impressive open-plan kitchen/dining room, thoughtfully designed with a range of integrated appliances and ample space for modern family living.

The property boasts three well-proportioned bedrooms, providing flexible accommodation to suit a variety of needs. A beautifully presented family bathroom completes the interior, featuring modern fixtures and fittings that add a touch of luxury. Externally, the property benefits from a stunning rear garden, offering the perfect space for outdoor dining, entertaining, or simply unwinding in peaceful surroundings. Useful outbuildings provide additional storage or potential for further use, subject to requirements. The current vendor has also advised that the property benefits from a newly fitted roof, new double-glazed windows and doors throughout, and a full rewire completed in Spring 2024.

Offered in immaculate condition, this fully refurbished home presents an excellent opportunity for buyers seeking a turnkey property in a highly desirable location. Early viewing is highly recommended to fully appreciate everything this superb home has to offer.

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Mid terrace family home

No chain

Three bedrooms

Garden room

Modern and immaculate

Bright and spacious lounge

Kitchen/Dining room

South facing rear garden and Detached garage

For any more information regarding the property please contact us today

Entrance Hall

Stairs up to the first floor, central heating radiator and under stair storage cupboard.

Cloakroom/W.C

Fitted with a low level W.C with concealed cistern, vanity wash hand basin, chrome heated towel rail, and extractor fan.

Lounge 16' 11" Max x 12' 4" Into alcove (5.15m x 3.76m)

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

Open plan Kitchen/Dining room

Kitchen Area 13' 5" Max x 9' 11" Plus recess (4.09m x 3.02m)

Fitted with a range of wall and base units with work surfaces over and upstands, 1 ½ bowl sink with mixer tap and drainer, integrated appliances including hob with oven below and extractor hood over, dishwasher, plumbing for an automatic washing machine, cupboard housing central heating boiler, recessed downlights, central heating radiator, breakfast bar, double glazed window and door to the rear.

Dining Area 13' 9" Max x 8' 5" Max (4.19m x 2.56m)

Central heating radiator and double glazed window sliding doors leading to the rear garden.

Landing

Bedroom One 13' 9" x 9' 10" (4.19m x 2.99m)

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

Bedroom Two 13' 5" Plus large recess x 9' 11" (4.09m x 3.02m)

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

Bedroom Three (L Shaped) 13' 6" x 5' 9" (4.11m x 1.75m) plus recess of 5' 4" x 3' 9" (1.62m x 1.14m)

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

Bathroom/W.C 8' 5" Max x 8' 3" Max (2.56m x 2.51m)

Fitted with a four piece bathroom suite comprising low level W.C with concealed cistern and wash hand basin set in vanity, double shower cubicle, panel bath, recessed spot lights, heated towel rail, extractor fan and a double glazed window.

Externally

Front Garden

Enclosed gravel garden with paved path to entrance.

Rear Garden

Paved seating area with access to the outhouses, detached garage, and large lawn area.

Outhouse 10' 11" x 6' 8" (3.32m x 2.03m)

Double glazed window, electric heater. Could be used as gym or study.

Outhouse 14' 5" x 6' 0" Plus recess (4.39m x 1.83m)

Used for storage.

Detached Garage 17' 2" x 10' 3" (5.23m x 3.12m)

Double doors. Parking bay.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains – Gas

Broadband: Fibre to cabinet

Mobile Signal Coverage Blackspot: No

Parking: Garage, allocated space and street parking

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: B

EPC RATING: C

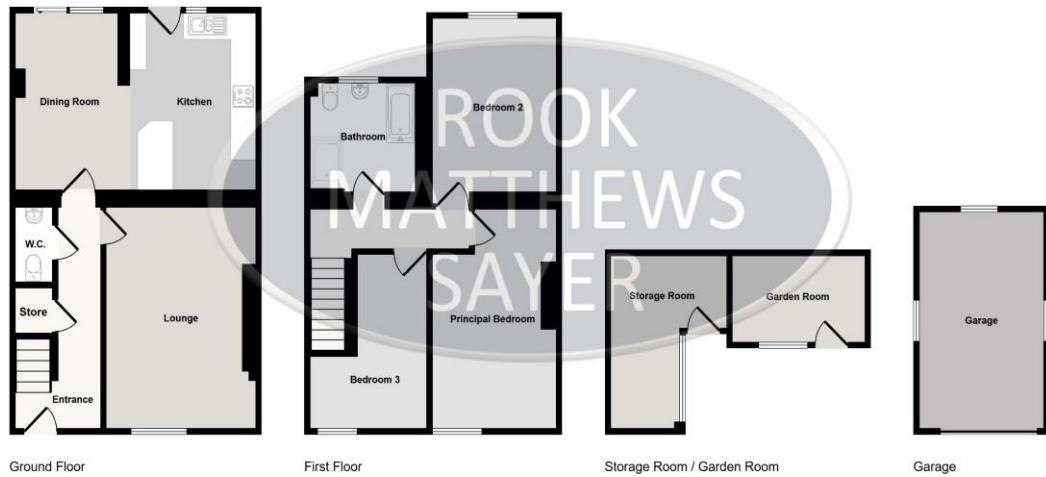
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

WD8374 Whorlton Terrace floor plan V1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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