



Wellington Street | Lemington | NE15 8RH

£100,000



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Mid Terrace House

Bathroom/W.C

Two Bedrooms

No Onward Chain

Modern Fitted Kitchen

Ideal For First Time Buyers

Lounge

Front Garden & Rear Yard

RMS | Rook
Matthews
Sayer

Situated on Wellington Street in Lemington, this well-presented mid-terrace house is offered for sale with no onward chain, making it an ideal purchase for first-time buyers, investors, or those looking to downsize.

The accommodation briefly comprises an entrance hall, a comfortable lounge, and a fitted kitchen with access to the rear yard. To the first floor, there are two well-proportioned bedrooms and a modern bathroom/W.C.

Externally, the property benefits from a lawned front garden with a paved pathway leading to the entrance. To the rear, there is an enclosed yard providing the added advantage of off-street parking.

Entrance Lobby
Stairs up to the first floor.

Lounge 15' 2" Max x 14' 7" Plus recess (4.62m x 4.44m)
Double-glazed window to the front elevation, central heating radiator, and electric fire with inset hearth and surround.

Kitchen 15' 11" Max x 6' 9" plus recess (4.85m x 2.06m)
Fitted with a range of base units with work surfaces over, complemented by splashback tiling. Incorporating a stainless steel sink with mixer tap and drainer, an integrated hob with oven below, and a stainless steel extractor hood above. Further benefits include a central heating boiler, plumbing for an automatic washing machine, a central heating radiator, recessed spotlights, a double-glazed rear window, and a rear access door.

Landing
Loft access.

Bedroom One 12' 2" Plus recess x 11' 8" Max plus fitted wardrobes (3.71m x 3.55m)
Double-glazed window to the front elevation, central heating radiator, and fitted wardrobes.

Bedroom Two 9' 5" Plus recess x 9' 2" Max (2.87m x 2.79m)
Double-glazed window to the rear elevation and central heating radiator.

Bathroom/W.C
Fitted with a three-piece white bathroom suite comprising a low-level W.C., pedestal wash hand basin, and panelled bath with shower over. Complemented by tiled walls and a double-glazed window to the rear.

Externally

Front Garden
Lawned garden with paved driveway to the front.

Rear Garden
Enclosed rear yard providing off-street parking with access via double gates.

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains - Gas
Broadband: Fibre to premises
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.

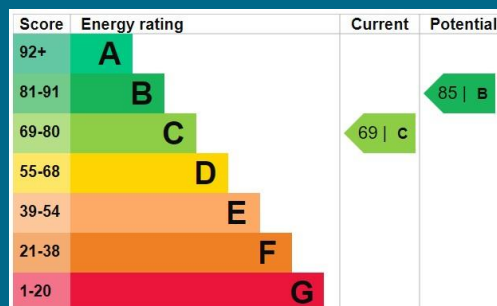
TENURE

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: C

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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.

Tel: 0191 2671031
Branch: westdenton@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer