



Callerton Road | Throckley | NE15 9BL

£125,000



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Semi Detached House

Cloakroom/W.C

Three Bedrooms

No Onward Chain

Kitchen/Diner

Front and Rear Gardens

Ground Floor Bathroom/W.C

Ideal For First Time Buyers

RMS | Rook
Matthews
Sayer

Offered with no onward chain, this semi-detached family home presents an excellent opportunity for buyers looking to create a home tailored to their own style.

Requiring modernisation throughout, the property briefly comprises an entrance hall, lounge, kitchen/diner, and family bathroom/WC to the ground floor. To the first floor, there are three generously sized bedrooms and an additional cloakroom/WC.

Externally, the property benefits from both front and rear gardens. The front garden is mainly laid to lawn and features a driveway providing off-street parking. The enclosed rear garden offers a paved seating area with steps leading up to a lawned garden.

This property represents an ideal purchase for first-time buyers looking to step onto the property ladder, or investors seeking a renovation project with great potential.

Agent's Note: Please be advised that an AML fee will be payable upon acceptance of an offer. This fee covers the cost of conducting the necessary identity verification and anti-money laundering checks.

Hall

Lounge 12' 7" Into alcove plus storage x 10' 8" Max (3.83m x 3.25m)
Coving to ceiling, central heating radiator, double glazed window to the front and fireplace with inset hearth and surround.

Kitchen/Diner 12' 3" x 11' 0" (3.73m x 3.35m)
Fitted with a range of wall and base units with work surfaces over, splash back tiles, 1 ½ bowl stainless steel sink with mixer tap and drainer, integrated hob with oven below and extractor hood over, plumbing for an automatic washing machine, central heating radiator, central heating boiler, double glazed window and double glazed door leading to the rear garden.

Bathroom/W.C
Fitted with a three piece bathroom suite comprising low level W.C, pedestal wash hand basin, panel bath with shower over, tiled walls, central heating radiator and a double glazed window.

Landing
Double glazed window to the side.

Bedroom One 12' 8" Max x 10' 8" Max (3.86m x 3.25m)
Double glazed window to the front and a central heating radiator.

Bedroom Two 11' 0" x 9' 4" (3.35m x 2.84m)
Double glazed window to the rear, central heating radiator and storage cupboard.

Bedroom Three 9' 1" x 7' 9" (2.77m x 2.36m)
Double glazed window to the rear and a central heating radiator.

Cloakroom/W.C
Fitted with a low level W.C and a double glazed window.

Externally
Front Garden
Lawn garden with driveway.

Rear Garden
Enclosed garden with paved area and steps up to lawn.

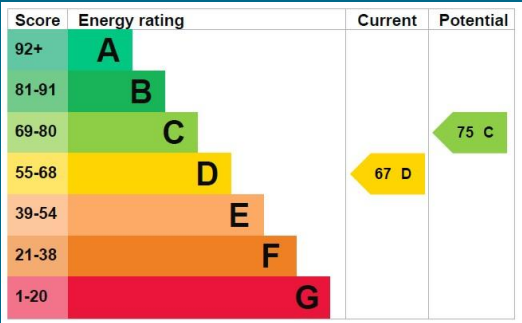
PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains – Gas
Broadband: None
Mobile Signal Coverage Blackspot: No
Parking: On street parking

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: A
EPC RATING: D

WD8554/20/06/2026/EM/BW/V.1





Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.



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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