



Gladstone Street | Lemington | NE15 8DJ

£80,000



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1

Mid Terrace House

Two Bedrooms

Two Reception Rooms

Kitchen

Ground Floor Bathroom/W.C

No Onward Chain

Enclosed Rear Yard

On Street Parking

ROOK
MATTHEWS
SAYER

Offered for sale with no onward chain, this attractive mid-terrace property presents an excellent opportunity for first-time buyers taking their first step onto the property ladder, as well as investors seeking a valuable addition to their portfolio.

The accommodation briefly comprises an entrance lobby, a spacious lounge, dining room, fitted kitchen, and a ground floor bathroom/W.C. To the first floor are two generously sized bedrooms, offering comfortable and well-proportioned living accommodation throughout.

Externally, the property benefits from an enclosed rear yard, providing a private outdoor space.

Early internal viewing is highly recommended by Rook Matthews Sayer to fully appreciate the accommodation, potential, and convenient location this property has to offer.

Entrance Lobby
Door leading to: -

Hall
Central heating radiator and stairs up to the first floor.

Lounge 12' 6" Plus recess x 11' 5" Plus storage cupboard (3.81m x 3.48m)
Double glazed window to the rear elevation, central heating radiator, and useful built-in storage cupboard.

Dining Room 11' 9" Max x 11' 0" Into alcove (3.58m x 3.35m)
Double glazed window to the front elevation and a central heating radiator.

Kitchen 7' 4" x 6' 4" (2.23m x 1.93m)
Fitted with a range of base units incorporating work surfaces, complementary splash back tiling, and a stainless-steel sink unit with mixer tap. Integrated hob with oven below, vertical central heating radiator, plumbing for an automatic washing machine, double glazed window to the rear elevation, and a door providing access to the enclosed rear yard.

Bathroom/W.C
Appointed with a modern three-piece white suite comprising a low-level W.C., pedestal wash hand basin, and panelled bath with shower over and glazed screen. Complemented by a chrome heated towel rail and a double glazed window to the rear aspect.

Bedroom One 14' 5" Into alcove x 11' 9" Plus recess (4.39m x 3.58m)
Two double glazed windows to the front and a central heating radiator.

Bedroom Two 14' 2" Into alcove x 11' 2" Max (4.31m x 3.40m)
Double glazed window to the rear and a central heating radiator.

Externally
Enclosed yard to the rear.

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains - Gas
Broadband: Cable
Mobile Signal Coverage Blackspot: No

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

Agents Note: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

COUNCIL TAX BAND: A

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	65 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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