



Co-Operative Terrace | Palmersville | NE12 9HH

£150,000

We just love this stylish, family end-terrace home, with ample space, light and within walking distance to local schools, shops and the Metro. With excellent transport links to the City Centre and to the Coast, it's a superb base for families and professionals alike! Boasting an entrance hallway, well-presented lounge with attractive feature fireplace and electric fire, open staircase to the first floor. The dining kitchen is both sleek and contemporary, with integrated appliances and access out to the rear town garden. There are three generous bedrooms to the first floor with a family bathroom, modern and fresh with shower. Large, enclosed town garden with decked patio, feature gravelling, shed and double gates for secure on-site parking. The property is offered for sale on behalf of a local builder, and we just know it won't be around for long!

RMS | Rook
Matthews
Sayer



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Beautifully Presented End-Terrace

Close to Local Schols and Metro

Entrance Lobby, Stylish Lounge

Stunning Dining Kitchen

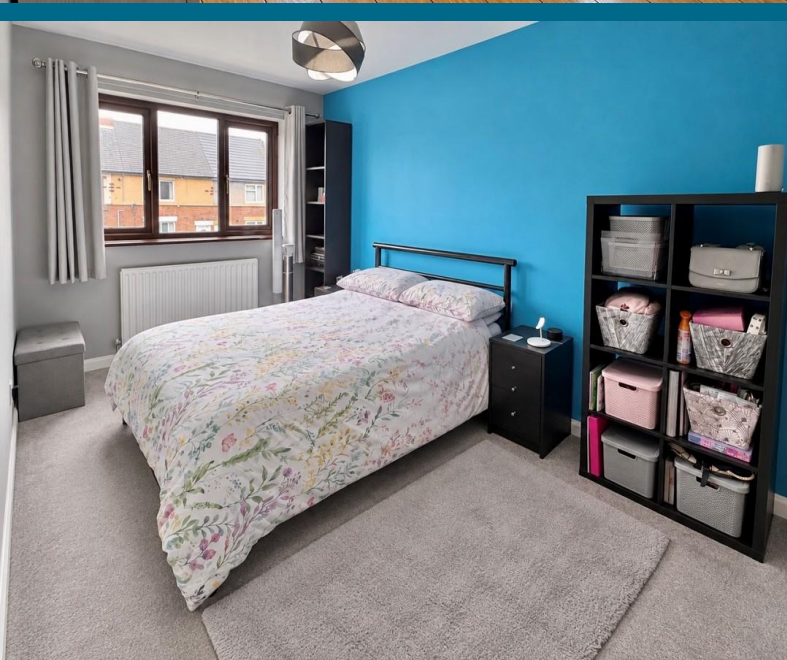
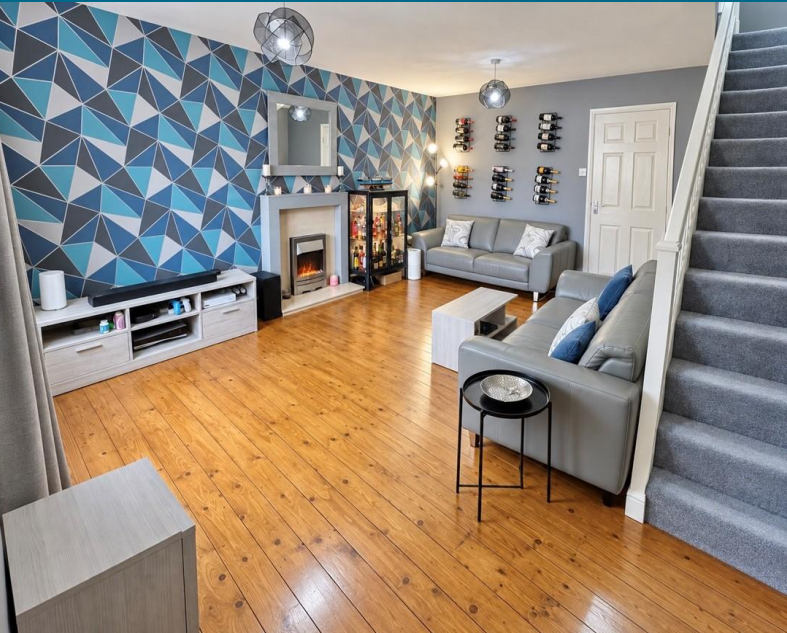
Three Excellent Sized Bedrooms

Three Large Bedrooms

Southerly Rear Town Garden

Secure Parking to the Rear





Double Glazed Entrance Door to:

ENTRANCE HALL: radiator, door through to:

LOUNGE: 18'9 x 14'9, (5.73m x 4.51m), maximum measurements, including under-stair recess, attractive feature fireplace with modern electric fire, double glazed window, radiator, through to:

DINING KITCHEN: (rear): 14'9 x 9'6, (4.5m x 2.9m), a stunning range of cream, sleek base, wall and drawer units, roll edge worktops, integrated dishwasher, washer/dryer, gas double oven, hob, cooker hood, brick effect tiling, combination boiler, radiator, double glazed window, integrated fridge/freezer, one and a half bowl sink unit with mixer taps, double glazed window, laminate style flooring

FIRST FLOOR LANDING AREA: loft access, door to:

BEDROOM ONE: 16'5 x 8'7, (5.02m x 2.63m), radiator, double glazed window

BEDROOM TWO: 11'11 x 8'8, (3.65m x 2.64m), radiator, double glazed window

BEDROOM THREE: 11'2 x 5'11, (3.42m x 1.8m), radiator, double glazed window

FAMILY BATHROOM: 8'6 x 5'11, (2.6m x 1.8m), contemporary and stylish bathroom, showcasing, bath, electric shower, pedestal washbasin, low level w.c., laminate flooring, double glazed window, extractor, radiator

EXTERNALLY: A generous and enclosed rear town garden with delightful Southerly aspect. With decked patio, feature gravelling, paving and double gates providing convenient, secured parking. Small front forecourt garden with gated access and steps up to front door

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: To Be Confirmed

Mobile Signal Coverage Blackspot: No

Parking: Rear 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.

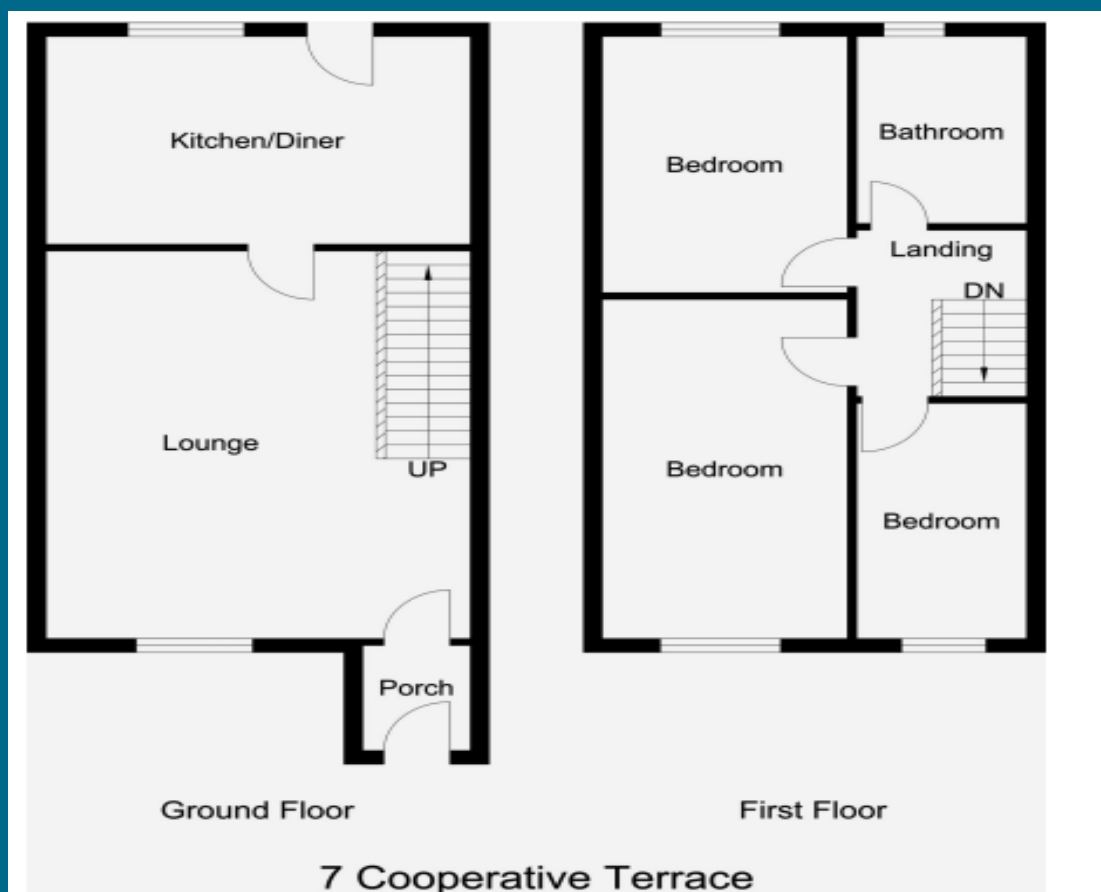
TENURE

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: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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.

