



Eastwood Close | Burradon | NE23 7LF

£140,000

Practical and Perfect in every way, this is a wonderful opportunity to purchase this stunning home, beautifully enhanced and upgraded offering fantastic living accommodation, Situated in a well laid out Cul de sac, the welcoming entrance hall leads to the stunning refitted kitchen with shaker style units and equipped with integrated appliances sure to impress the culinary enthusiasts. The lounge is both spacious and stylish with a media wall and boasting French doors that open on to the landscaped rear garden creating a seamless indoor-outdoor living experience. The garage can be accessed by French doors from the garden which is currently part used as a gym and also to the side of the property via a driveway providing off street parking. To the first floor your will find two bedrooms and refurbished family bathroom Eastwood Close is ideally placed for numerous amenities, schools and regional road links to Newcastle City Centre and surrounding areas, there is also a frequent bus service which runs through the village. This truly is a must see property, immaculate throughout which will appeal to a variety of buyers. Early inspection essential to secure.

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Exceptional End Terrace

Two Bedrooms

Beautifully Enhanced & Upgraded

Landscaped Garden

Stunning Refitted Kitchen

Garage & Driveway

Integral Appliances

Tenure: Freehold

COMPOSITE DOOR to

ENTRANCE HALLWAY: Part panelled walls, radiator.

LOUNGE: 13'5 x 13'1 (4.09m x 3.99m)

Part panelled walls, media wall with television and electric fireplace, alcoves with shelving, double radiator, under stair cupboard, coving to ceiling, double glazed French doors to garden.

KITCHEN: 9'9 X 7'2 (2.97m x 2.18m)

Stunning re-fitted kitchen, fitted with a range of wall and base units with work surfaces, built in electric oven, built in induction hob, extractor hood, integrated washing machine, integrated fridge freezer, plinth heater, wall mounted combination boiler unit, part tiled walls, double glazed windows to rear and side.

FIRST FLOOR LANDING AREA: Access to part boarded loft space.

BEDROOM ONE: 9'4 x 10'0 (2.84m x 3.05m)

Double glazed window to rear, built in wardrobe, building cupboard, double radiator.

BEDROOM TWO: 9'3 plus into robes x 6'0 (2.82m x 1.83m)

Double glazed window to rear, part panelled walls, built in wardrobe with sliding doors, radiator.

BATHROOM: Briefly comprising; low level W.C., panelled bath with electric shower over, glass shower screen, radiator, double glazed window to front.

EXTERNALLY:

Rear; Astro turf, decked area, gated access.

GARAGE:

Up and over door, external lighting, lights and power points, double glazed French doors.

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PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL

Broadband: FIBRE TO PREMISES

Mobile Signal Coverage Blackspot: NO

Parking: Garage & Communal 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

AGENTS NOTES

Please note that a non-refundable AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. 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.

RESTRICTIONS AND RIGHTS

Listed? NO

Conservation Area? NO

Restrictions on property? NO

Easements, servitudes or wayleaves? NO

Public rights of way through the property? NO

RISKS

Flooding in last 5 years: NO

Risk of Flooding: ZONE 1 / LOW RISK

Known safety risks at property (asbestos etc.): NO

OTHER MATERIAL INFORMATION

It is known that the property is recognized as a non-standard construction with timber frame.

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality:

NO

Outstanding building works at the property: NO

ACCESSIBILITY

This property has no accessibility adaptations:

- E.g. Ramp access to front door
- E.g. Accessible handrail to side door
- E.g. Wet room to ground floor
- E.g. Lift access to first floor

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

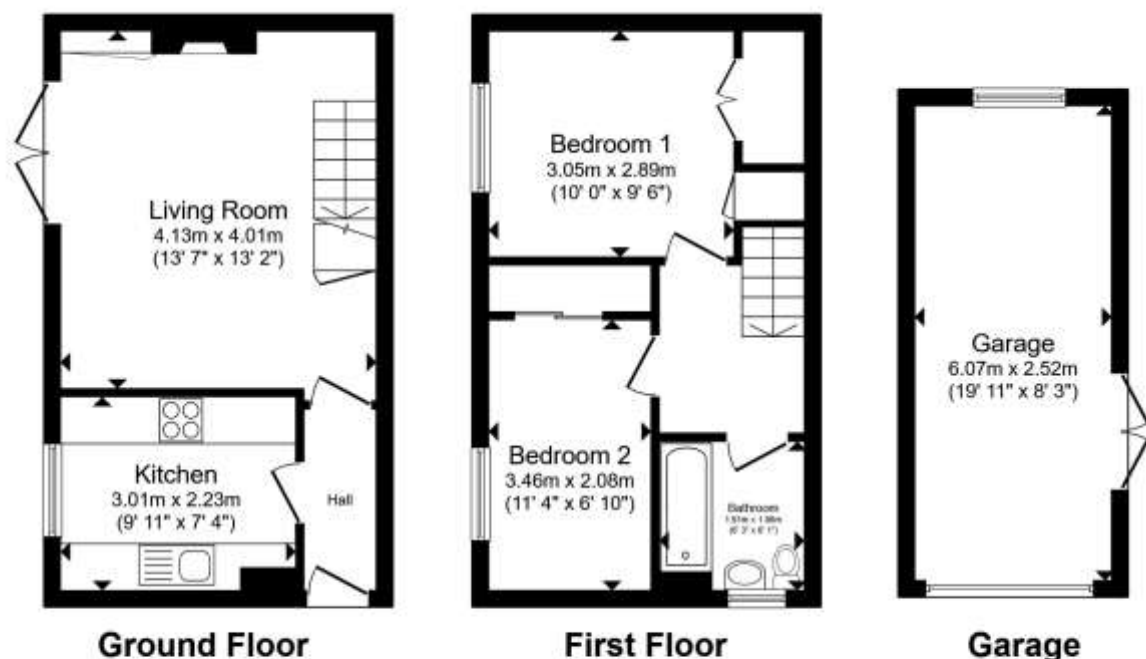
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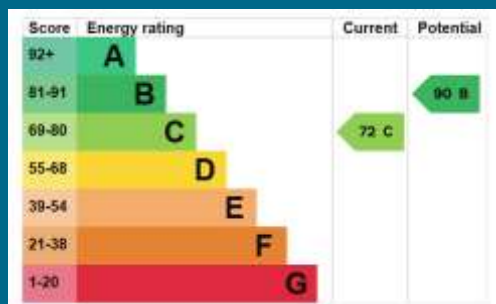


Total floor area 73.1 m² (787 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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FLOORPLAN



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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