



Sanderson Terrace | Widdrington | NE61 5RJ

Offers In The Region Of £120,000

RMS | Rook
Matthews
Sayer



3



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1

Spacious Mid Terraced House

No Onward Chain

Three Bedrooms

Mature Rear Garden

Generous Kitchen/Diner

Driveway plus Garage

Bright and Airy Conservatory

Freehold

For any more information regarding the property please contact us today



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Spacious, bright and airy, three bedroomed property located on Sanderson Terrace, Widdrington Station. The property is situated on a quiet street and offers easy access to local amenities including a doctor's surgery, co-op and first school. The village is excellent for those who need to commute, as the A1 is around 3 miles away and is only a 15-minute drive to the hustle and bustle of Morpeth Town Centre. A ten-minute drive to Ashington gives access to the new rail service, which runs every half an hour to Newcastle Central Station. The gorgeous beaches of Druridge Bay and Cresswell are also ten minutes by car. Internally the property offers spacious rooms throughout with scope to put your own stamp on your new forever home!

The property briefly comprises: A generous sized kitchen/diner with range of wall and base units offering abundance of storage. The kitchen diner is a great space for families as it has plenty of space for your own dining table and chairs. Current appliances include fridge freezer, gas hob and electric oven. The generous sized lounge comes fitted with a gas fire, which is the focal point of the room and will be ideal for those cosy winter nights. Large patio doors lead into the conservatory which offers fantastic views over the rear garden.

To the upper floor of the accommodation, you have three bedrooms, two doubles and one single, all of which have been carpeted throughout. The family bathroom has been fitted with a basin, W.C. and bath with shower attachment. Additionally, the loft is boarded out with a ladder.

Externally, to the front of the property, there is a private yard with on street parking available. To the rear of the property there is a mature garden which has that all important Southernly aspect. With established lawn and shrubs, the garden is full of vibrancy and life and offers you your very own tranquil oasis to relax in. There is also a separate allotment with two greenhouses, which is a sheer credit to its current owners and will suit someone who enjoys outdoor living at its finest. You further benefit from a detached garage and driveway for one car.

With no onward chain, we anticipate interest to be high. Call now to arrange your viewing.

MEASUREMENTS

Kitchen/Diner: 18'11 x 7'11 (5.77m x 2.41m)

Lounge: 15'7 x 14'11 (4.75m x 4.55m)

Conservatory: 15'11 x 8'7 (4.85m x 2.62m)

Bedroom One: 15'3 x 10'8 (4.65m x 3.25m)

Bedroom Two: 10'4 x 7'11 (3.15m x 2.41m)

Bedroom Three: 7'11 x 11'10 Max Points (2.41m x 3.61m Max Points)

Bathroom: 8'2 x 4'10 (2.49m x 1.47m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: TBC

Mobile Signal / Coverage Blackspot: No

Parking: Garage and On Street Parking

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.

The sale of this Property is subject to Grant of Probate. Grant of Probate has now been issued. Please seek an update from the Branch if you require any further information.

EPC Rating: E

Council Tax Band: A

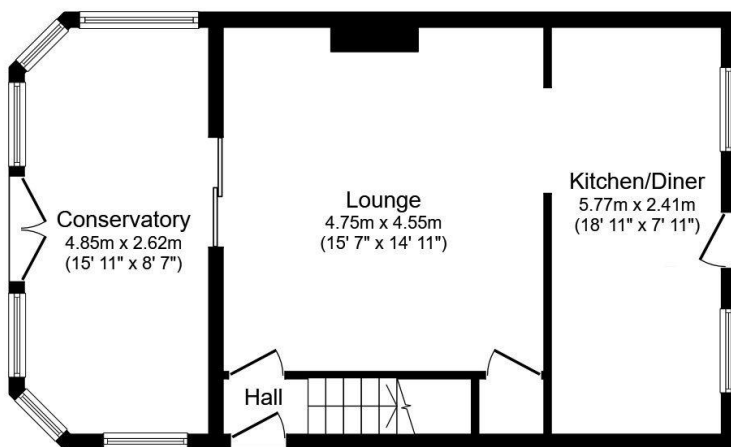
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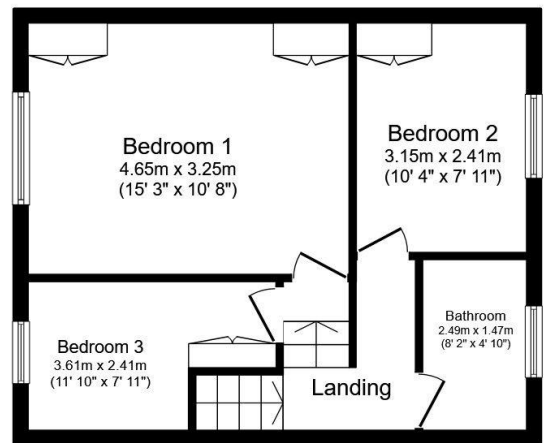
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Ground Floor

Floor area 56.5 sq.m. (608 sq.ft.)



First Floor

Floor area 40.7 sq.m. (438 sq.ft.)

Total floor area: 97.2 sq.m. (1,046 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	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.

