

Kyloe Place | Newbiggin Hall | NE5 4AU

£115,000

3 1 1

Three Bedroom Mid-Terrace House

No Onward Chain

Modern Kitchen/Diner

Bathroom/W.C

Lounge

Close to Local Schools & Shops

Excellent Public Transport Links

Low-Maintenance Garden

RMS | Rook Matthews Sayer

Offered for sale with no onward chain, this three-bedroom mid-terrace house provides well-proportioned accommodation ideally suited to first-time buyers, growing families or investors. Conveniently located close to local schools, shops and excellent bus routes, the property offers comfortable modern living in a popular residential area.
The accommodation briefly comprises an entrance hall, lounge and a modern kitchen/diner fitted with a range of units, integrated appliances and sliding doors opening onto the rear garden. To the first floor are three bedrooms and a fully tiled family bathroom/W.C.
Externally, the property benefits from gardens to the front and rear, with the enclosed rear garden featuring decking, a paved seating area and artificial lawn, creating an attractive and low-maintenance outdoor space.
Early viewing is recommended to appreciate the accommodation on offer and the convenience of a chain-free purchase.

Hall
Built-in storage cupboard and staircase leading to the first floor.

Lounge 14' 7'' Plus Recess x 10' 6'' (4.44m x 3.20m)
Double glazed window to the front, central heating radiator, wood-effect click flooring, television point, recessed spotlights and open-plan access to:-

Kitchen/Diner 17' 8'' Max x 9' 2'' Max (5.38m x 2.79m)
Fitted with a modern range of wall and base units with complementary work surfaces and upstands. Integrated appliances include an electric hob with oven below and extractor hood over, together with a fridge/freezer. Additional space is provided for a washing machine. Featuring a 1½ bowl sink unit with mixer tap and drainer, breakfast bar/island, wood-effect click flooring, central heating radiator, recessed spotlights, double glazed rear window and sliding patio doors opening onto the rear garden.

Landing
Built-in storage cupboard and loft access.

Bedroom One 13' 3'' Max x 9' 9'' Max (4.04m x 2.97m)
Double glazed window to the front and central heating radiator.

Bedroom Two 10' 8'' Max x 9' 6'' Plus Recess (3.25m x 2.89m)
Double glazed window to the rear and central heating radiator.

Bedroom Three 10' 7'' Max x 9' 8'' Max Including Storage (3.22m x 2.94m)
Double glazed window to the front and central heating radiator.

Bathroom/W.C.
Fully tiled and fitted with a three-piece suite comprising a low-level W.C., pedestal wash hand basin and panelled bath with shower over and glass screen. Two double glazed windows to the rear.

Externally
Front Garden
Lawn area with paved path to entrance.

Rear Garden
Enclosed rear garden incorporating a decked seating area with steps leading up to a paved patio and artificial lawn, creating a low-maintenance outdoor space.

Disclaimer
All services, systems and appliances have not been tested and will not be tested.

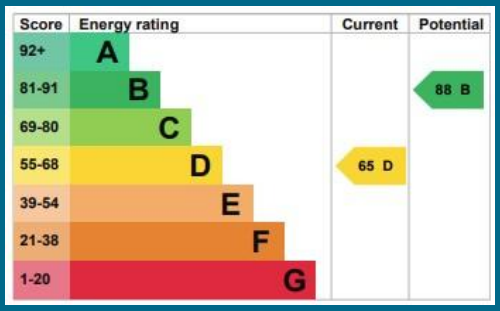
PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains – Gas
Broadband: Unknown
Mobile Signal Coverage Blackspot: No
Parking: Street parking

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

WD8830/10.10.2026/BW/EM.V.1

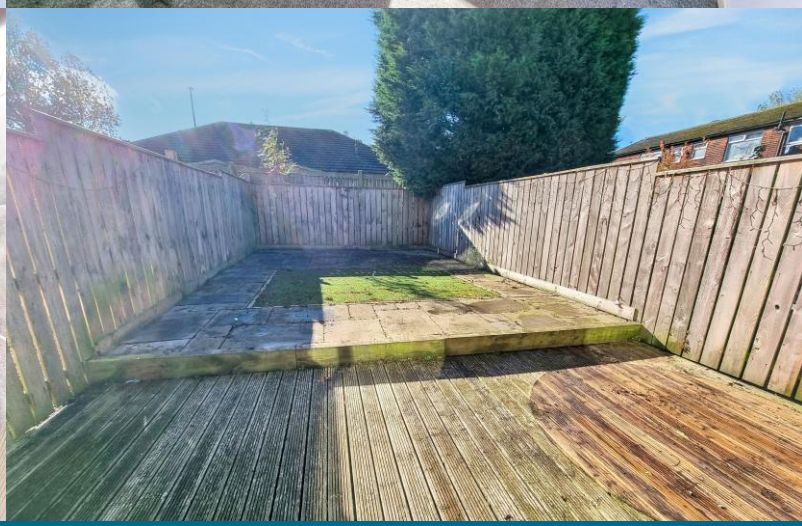


Tel: 0191 2671031
Branch: westdenton@rmsestateagents.co.uk

RMS | Rook Matthews Sayer





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

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.

The Property Ombudsman

Tel: 0191 2671031
Branch: westdenton@rmsestateagents.co.uk

RMS | Rook Matthews Sayer