



Camerton Place | Wallsend | NE28 9YF

Offers in the Region of £120,000



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A two-bedroom end terrace offering an excellent opportunity for a purchaser looking to undertake a programme of updating and create a home to their own specification. The property requires refurbishment throughout but offers a well-proportioned layout with a particularly generous living room opening directly onto the enclosed rear outside space, a separate kitchen, two bedrooms both benefiting from fitted wardrobes, and a first-floor bathroom. Externally, there is the considerable advantage of a private driveway providing off-street parking to the front, together with a generously enclosed paved garden/yard to the rear. With good room proportions, useful built-in storage, private parking and outside space already in place, this is a property where the potential is immediately apparent and an ideal opportunity for a buyer looking for a home, they can comprehensively modernise and make their own.

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ENTRANCE HALL: Entrance door, staircase to first floor, ducted heating unit, under stairs cupboard, door to:

LIVING ROOM 14'2" x 13'1" (4.32m x 3.99m) A generously proportioned reception room sliding patio doors, and a double-glazed door providing direct access to the rear outside space, ducted-air heating vent.

KITCHEN: 8'2" x 7'2" (2.49m x 2.18m) Fitted with a range of wall and base units with work surfaces, stainless steel sink and drainer, gas hob, oven, tiled splash backs, wall-mounted boiler and double-glazed window to the front, ducted-air heating vent.

FIRST FLOOR LANDING: Loft access, door to:

PRINCIPAL BEDROOM: 12'4" x 8'3" (3.76m x 2.51m), plus wardrobes. Double glazed window fitted sliding wardrobes providing excellent storage, ducted-air heating vent.

BEDROOM TWO: 10'10" x 7'3" (3.30m x 2.21m), plus wardrobes. Double glazed window fitted sliding wardrobes incorporating mirrored panel, ducted-air heating vent.

BATHROOM: 7'5" x 5'6" (2.26m x 1.68m) Bath with shower over and folding shower screen, pedestal wash basin and WC.

EXTERNALLY: To the front, the property benefits from a private driveway providing off-street parking. To the rear is a generous enclosed paved garden/yard, designed for relatively low maintenance and enclosed by timber fencing.

The property has ducted-air central heating

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: FTTP

Mobile Signal Coverage Blackspot: No

Parking: On street

MINING

The Northeast 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 Note: The property is sold as seen and appliances have not and will not be tested.

Agents Note: **The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.**

TENURE:

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 99 years from 01.07.1976 -Years remaining 49

Ground Rent: £15 per Annum

COUNCIL TAX BAND: A

EPC RATING: C

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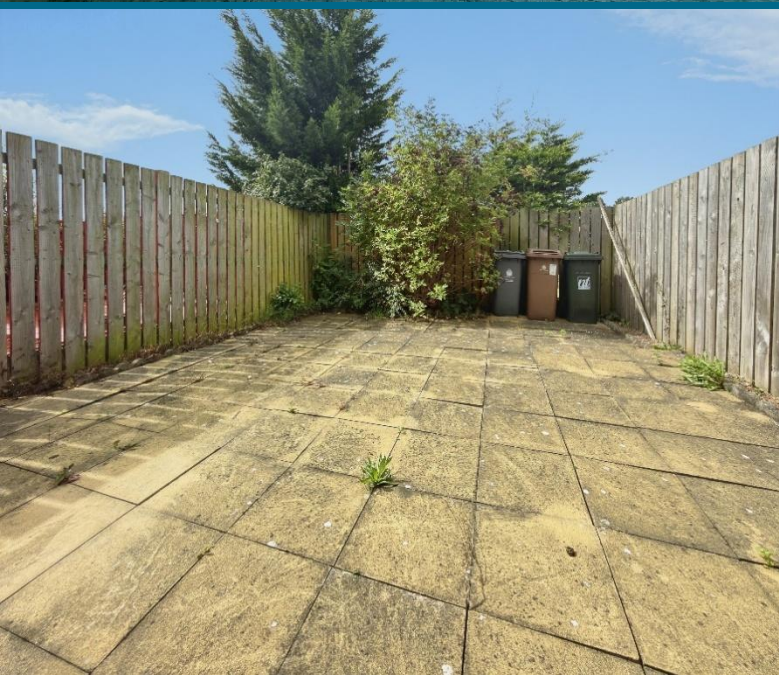
Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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.

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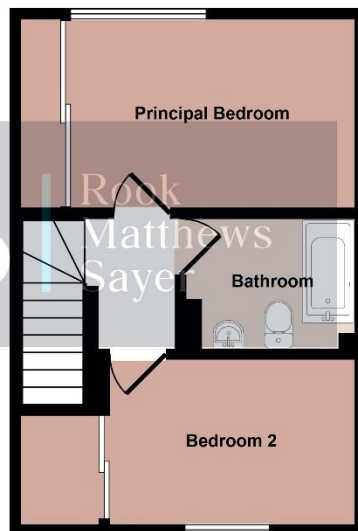
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Ground Floor



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

