



Pentland Grove West Moor NE12 7NY

£205,000

This three bedroom semi detached house on Pentland Grove with enormous potential presents a fantastic opportunity with no onward chain. While it offers a blank canvas for some modernisation it is an ideal choice for first time buyers, growing families or down-sizers looking to craft their perfect home.

Step inside the front porch which leads to a bright welcoming hallway, an open plan lounge through dining room with French doors lead to the rear garden. The kitchen also overlooks the garden and is fitted with wall and base units and ample space for appliances. This gives access to the one and a half width garage with room for a car and additional storage and door to convenient ground floor w.c.

To the first floor you will find three bedrooms, two of which are doubles and a single perfect as a child's room or home office. A modern shower room completes the accommodation which has been upgraded with a contemporary step in shower, wash basin and w.c.

Externally the property has gardens to both the front and rear and boasts its own driveway leading to a larger than average garage sure to appeal for those looking for additional storage solutions.

Owned by the same family from new, with its generous accommodation and desirable location this property is an exciting buy for those looking to make their own mark on a well-proportioned home.

Pentland Grove is situated in West Moor a premier commuter hub offering easy access to Newcastle City Centre and surrounding areas. Benefitting also from a variety of local amenities, shops and frequent bus services

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Semi Detached Family Home

Two Reception

Some Updating Required

Modern Shower Room

Desirable Location

Larger Style Garage

Three Bedrooms

No Onward Chain

ENTRANCE PORCH: Useful and versatile porch with double glazed door to:

ENTRANCE HALLWAY: Staircase to the first floor, understairs cupboard, radiator, door to:

LOUNGE: (front): 14'9 x 11'4 (4.95m x 3.45m), Double glazed bay window to the front, wood effect fireplace with marble inset and hearth and electric fire. Radiator and arch way to dining room

DINING ROOM: (rear): 9'8 x 9'2, (2.94m x 2.79m), Double glazed French doors opening to the rear garden, radiator.

KITCHEN: (rear): 9'2 x 8'9, (2.79m x 2.66m), Fitted kitchen, incorporating a range of base, wall and drawer units, 1 ½ bowl sink. Integrated gas hob and electric oven and additional spaced for appliances. Wall mounted combi boiler, part tiled walls, double glazed window to the rear. Door to garage and W.C.

DOWNSTAIRS CLOAKS/W.C.

Hand washbasin, low level w.c. Double glazed frosted window to the rear.

FIRST FLOOR LANDING AREA:

Double glazed window to the side, access to the roof space.

FAMILY SHOWER ROOM:

Refurbished shower room, comprising step in shower with mains twin headed shower.

Low level w.c. and pedestal wash hand basin. Part shower walled and part tiled walls, heated towel rail. Upvc ceiling, double glazed frosted window to the rear.

BEDROOM ONE: (front): 12'5 x 10'8 (3.78m x 3.25m), Benefitting from a good range of fitted wardrobes, radiator, double glazed window to the front.

BEDROOM TWO: (rear): 10'6 x 9'1, (3.20m x 2.76m), Built in wardrobe, radiator, double glazed window to the rear.

BEDROOM THREE: (front): 8'6 x 8'2 (2.59m x 2.48m), Double glazed window to the front, built in wardrobe and radiator.

EXTERNALLY:

Walled garden to the front mainly laid to imprinted concrete providing generous off-street parking leading to a fantastic sized larger style garage with up and over door. The rear garden is laid mainly to lawn with patio and planted borders.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre To Premises

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

AGENTS NOTE

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.

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. -

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

Any flood defences at the property: NO

Coastal Erosion Risk: NO

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

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: C

EPC RATING: TBC

FH00009451/GO/GO/30/09/26

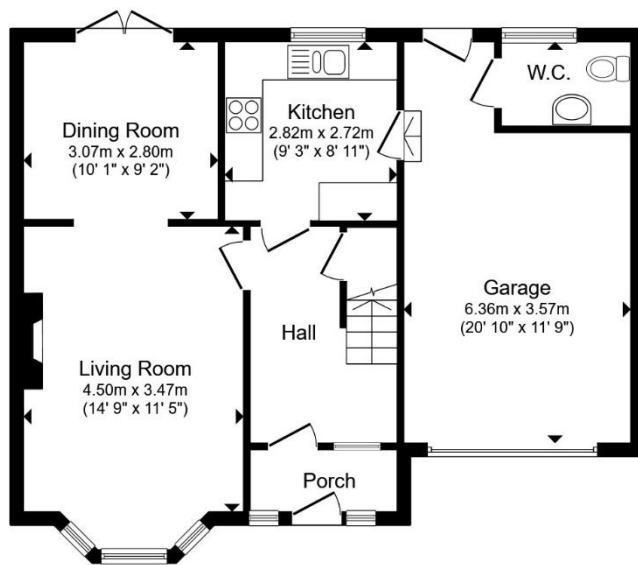
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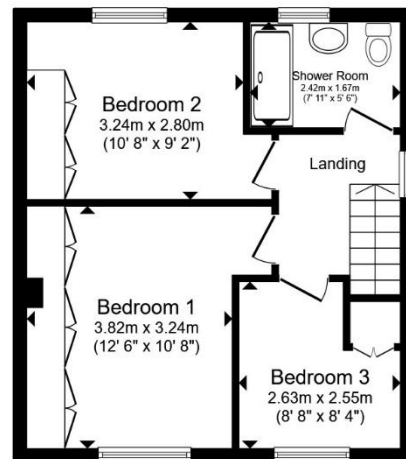
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Ground Floor



First Floor

Total floor area 107.5 m² (1,157 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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