



**2 Bedrooms**

No Onward Chain! Jill Moore Sales & Lettings are pleased to welcome this spacious two bedroom semi-detached property, in the highly popular area of Springwell Village, to the sales market. Offering amenities on the doorstep and great commuting links into the major cities near by, this property combines modern family living with a great location.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

# Heugh Hill

Springwell Village, Springwell, NE9

Guide Price:

**£95,000**

EPC Rating: C



**Entrance Hall:**  
**14'10" x 11'6" (4.52m x 3.5m)**

Enter through uPVC double glazed door into hallway with carpeted stairs leading to first floor, radiator and doorway into lounge.

**Lounge:**

The good-sized lounge space offers neutral walls and floors, double glazed window looking out over the front aspect of the property, radiator and doorway into kitchen/diner.

**Kitchen/Diner:**  
**13'8" x 7'7" (4.17m x 2.3m)**

The spacious kitchen/diner is complete with a range of base and wall units providing ample storage and housing integrated hob and oven. Inset stainless steel sink with mixer tap, space for breakfast table, space/plumbing for washer/dryer, and double glazed window also feature.

**First Floor Landing:**

Side window.

**Rear Entrance Lobby:**

Radiator, tiled floor, entrance door.

**Bedroom One:**  
**14'9" x 9'1" (4.5m x 2.77m)**

The master bedroom is complete with carpet to the floor, radiator, double glazed window and neutral walls.

**Bedroom Two:**  
**11'2" x 8'4" (3.4m x 2.54m)**

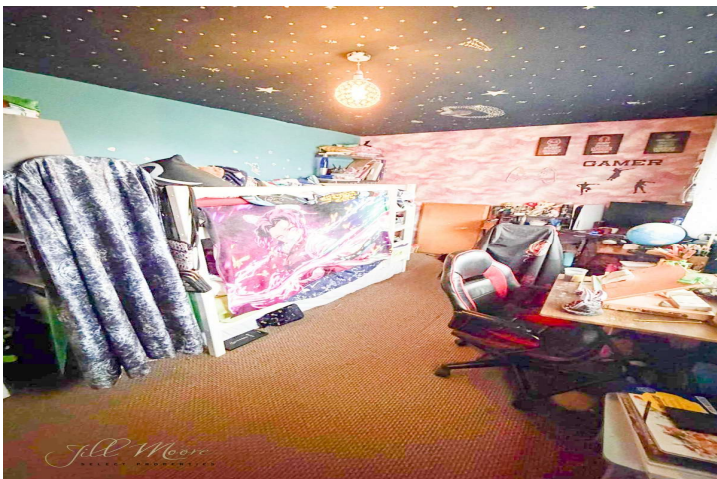
The second bedroom offers double glazed window looking out over the rear aspect of the property, fitted wardrobes, radiator, neutral walls and floors.

**Bathroom:**



For additional information and full photo gallery  
 please visit

**[www.jillmooresalesandlettings.co.uk](http://www.jillmooresalesandlettings.co.uk)**



The family bathroom benefits from a white suite with low level WC, hand wash basin, enamel bath with shower over, double glazed window, tiled walls and radiator.

**External:**

To the rear, a large enclosed garden with paved patio/pebbled area and natural grass lawn. Paved pathway and antural grass section also feature to the front of the property.

**Location:**

Springwell Village a quiet, historic and highly desirable area, with great commuting links via the bus link running through the Village and the near by A1 and A19 motorways. Local amenities include a barbershop, community centre and restaurants, bars and pubs. There are woodlands walks from the doorstep, and a well-renowned primary school with great links to other near by secondary schools.

**Disclaimer:**

**DISCLAIMER**

Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it. **MORTGAGE ADVICE** It is now a legal requirement under the Estate Agents Act 1991, to establish what mortgage, if any, is required and to confirm the applicants ability to obtain this finance. If you need any help or advice over obtaining a mortgage, our mortgage department will be pleased to help and advise you on all Building Society or Bank mortgages without obligation. This service is available even if you are not buying via ourselves. Written quotations available on request. There is no charge for this service. **PLEASE NOTE** Please note that all sizes have been measured with an electronic measuring tape and are approximations only. Under the terms of the property miss-descriptions act we are obliged to point out that none of the services described in these particulars have been tested by ourselves. We present these details of the property in good faith and they were accurate at the time at which we inspected the property. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. **VIEWING ARRANGEMENTS** To arrange an appointment to view this property, please contact us on 0191 4648880, hours are Monday to Friday 9.00a.m. to 5.00p.m, Saturday 9.00a.m. to 12.00p.m

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**Property Information:**

The following information should be read and considered by any potential buyers prior to making a transactional decision.

**SERVICES:**

We are advised by the seller that the property has mains provide gas, electricity, water and drainage.

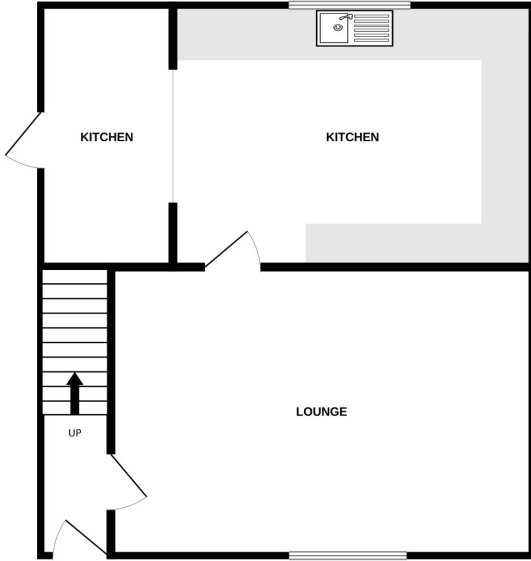
**MAINTENANCE/SERVICE CHARGES-** No

**WATER METER-** Yes

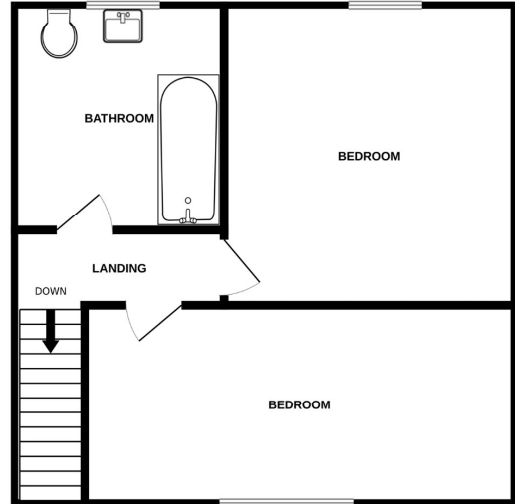
**PARKING ARRANGEMENTS:** On Street

**BROADBAND SPEED:** The maximum speed for broadband in this

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract