



Iveston Avenue | Great Park | NE13 9BU

**£182,500**

A modern 3 bedroom town house located within the much sought after Newcastle Great Park. The property is ideally suited for a first time buyer or investment opportunity and benefits from a ground floor WC, 3 good size bedrooms, allocated parking space and private garden. It is well positioned for access to local shops, amenities and transport links as well as being a short distance to the A1 motorway.

Briefly comprising entrance hallway leading to the sitting room with WC, and modern dining kitchen. To the first floor are 2 bedrooms together with a family bathroom with shower. The second floor has a further double bedroom with Velux windows and large cupboard. There is a low maintenance garden to the rear with allocated parking space to the front. Additional features include gas fired central heating and UPVC double glazing.

ROOK  
MATTHEWS  
SAYER



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**Modern town house**

**3 bedrooms**

**Allocated parking space**

**UPVC double glazing**

**Access to local shops,  
amenities and transport link**

**Ideally suited for a first time  
buyer**

**For any more information regarding the property please contact us today**

**ENTRANCE DOOR LEADS TO:  
ENTRANCE HALLWAY:**

Double glazed entrance door.

**W.C.:**

Low level WC, wash hand basin, extractor fan.

**SITTING ROOM: 14'11 x 11'10 (4.55 x 3.61m)**

Double glazed window to front, radiator.

**DINING KITCHEN: 11'11 x 7'10 (plus recess) (3.63 x 2.39m)**

Fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built in gas hob, extractor hood, space for automatic washer, double glazed French doors, tiled floor, wall mounted combination boiler, radiator, double glazed window to rear.

**FIRST FLOOR LANDING:**

Doors off to: bedroom 1 & 2, and bathroom. Radiator.

**BEDROOM ONE: 11'1 into 8'10 x 11'9 (3.38-2.69 x 3.58m)**

Double glazed window to front, radiator.

**BEDROOM TWO: 12'0 x 7'11 (3.66 x 2.41m)**

Double glazed window to rear, radiator.

**BATHROOM/W.C.:**

Three piece suite comprising: panelled bath with shower over, pedestal wash hand basin, low level WC, part tiled walls, heated towel rails, tiled flooring, extractor fan.

**SECOND FLOOR LANDING**

Door off to: bedroom 3. Built in cupboard.

**BEDROOM THREE: 24'4 x 5'10 (7.42 x 1.78m)**

Velux windows to front and rear, built in cupboard, access to roof space, radiator.

**ALLOCATED PARKING SPACE**

**REAR GARDEN**

Fenced boundaries, gated access.

**T: 0191 284 7999**

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### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Allocated Parking Space

### 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

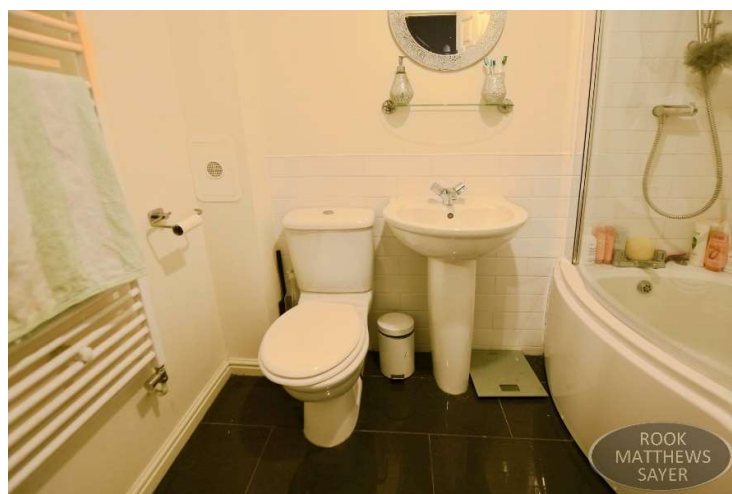
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Management Charge: £160.00 per annum - Review Period: TBC - Increase Amount: TBC

**COUNCIL TAX BAND: C**

**EPC RATING: B**

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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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.

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