



## Featherwood Avenue

### The Rise

- Modern Detached Town House
- Master Bedroom with En Suite Shower Room
- Two Further Bedrooms
- Ground Floor WC
- Detached Garage, Driveway, Garden

**Offers Over: £210,000**

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**FEATHERWOOD AVENUE, THE RISE, NEWCASTLE UPON TYNE NE15 6AZ**

Modern detached town house available for sale within The Rise development. The accommodation to the ground floor briefly comprises of hallway, kitchen, lounge and WC. To the first floor is a landing, two bedrooms, study and bathroom. To the second floor is a landing with study area and master bedroom with en suite shower room. Externally, there is a detached garage, garden to the rear, and driveway.

The property benefits from a District heating system and double glazing throughout.

Early viewing is recommended.



The property is situated close to local public transport routes to and from Newcastle city centre, the MetroCentre, and easy access to the A1 and A69.

**Tenure**

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. We understand that the tenure will be converted to Freehold upon completion of a sale.

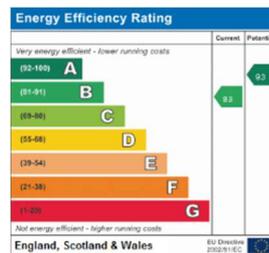
Length of Lease: 146 years remaining as at October 2023

No ground rent.

Service charge - £128pa

**Council Tax Band: C**

**EPC Rating: B**



**Hallway**

Stairs to first floor landing. Radiator.

**Kitchen 15' 0" x 10' 11" (4.57m x 3.32m)**

Double glazed window to the front. Integrated dishwasher. Integrated washing machine. Integrated fridge/freezer. Electric oven. Electric hob. High gloss units. One and a half bowl sink/drain. Spotlights. Radiator.

**Lounge 14' 8" x 12' 1" (4.47m x 3.68m)**

French door to the rear. Two radiators.

**WC**

Vanity wash hand basin. Low level WC. Radiator.



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**First Floor Landing**

Radiator.

**Bedroom Two 12' 6" x 9' 4" (3.81m x 2.84m)**

Double glazed window to the rear. Fitted wardrobes. Radiator.

**Bedroom Three 9' 9" x 7' 3" (2.97m x 2.21m)**

Double glazed window to the front. Radiator.

**Bathroom**

Frosted double glazed window to the side. Panelled bath with Thermal shower over. Pedestal wash hand basin. Low level WC.

**Study**

Double glazed window to the front. Stairs to the second floor.

**Master Bedroom 14' 5" x 18' 6" (4.39m x 5.63m)**

Double glazed window to the front. Fitted wardrobe. Radiator.

**En Suite Shower Room**

Skylight. Shower cubicle. Low level WC. Pedestal wash hand basin. Eaves storage. Extractor fan. Radiator.

**External**

Rear garden. Detached garage. Driveway.

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**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.

**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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