



Magnolia Drive Blakelaw

- Semi Detached House
- Master Bedroom with En Suite
- Two Further Bedrooms
- Rear Garden
- Modern Development

Offers Over: £200,000

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MAGNOLIA DRIVE, BLAKELAW, NEWCASTLE UPON TYNE NE5 3QF

Offered for sale is this semi detached house located on a modern development in Blakelaw. The accommodation to the ground floor briefly comprises of hallway, WC, lounge and kitchen. To the first floor is a landing, master bedroom with en suite shower room, two further bedrooms and family bathroom. Externally, there is a garden to the rear.

The property benefits from gas central heating 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 freehold. Should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

Council Tax Band: B

EPC Rating: B

Hallway

Radiator.

WC

Low level WC. Wash hand basin. Extractor fan. Radiator.

Lounge 16' 1" x 14' 11" (4.90m x 4.54m)

Double glazed window to the front. Stairs to first floor landing. Radiator.

Kitchen 14' 11" x 11' 2" (4.54m x 3.40m)

Double glazed window to the rear. Sink/drainer. Plumbed for washing machine. Gas hob. Electric oven. Extractor hood. Radiator. French door to the rear. Storage cupboard.

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First Floor Landing

Storage cupboard. Radiator.

Master Bedroom 11' 8" x 8' 5" (3.55m x 2.56m)

Double glazed window to the front. Radiator.

En Suite

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

Bedroom Two 10' 1" x 8' 5" (3.07m x 2.56m)

Double glazed window to the rear. Radiator.

Bedroom Three 8' 1" x 6' 2" (2.46m x 1.88m)

Double glazed window to the front. Radiator.

Bathroom

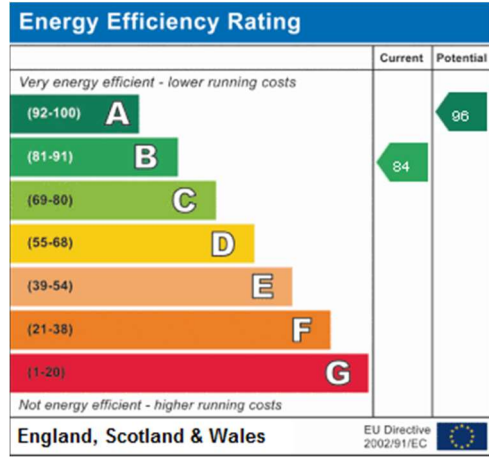
Frosted double glazed window to the rear. Panelled bath with shower over. Low level WC. Pedestal wash hand basin. Radiator.

External

Garden to the rear.

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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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