



## Magnolia Drive Blakelaw

- Semi Detached House
- Master Bedroom
- En Suite Shower Room
- Two Further Bedrooms
- Ground Floor WC
- Garden & Driveway

**Asking Price: £220,000**

ROOK  
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**MAGNOLIA DRIVE, BLAKELAW, NEWCASTLE UPON TYNE NE5 3QF**

**PROPERTY DESCRIPTION**

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

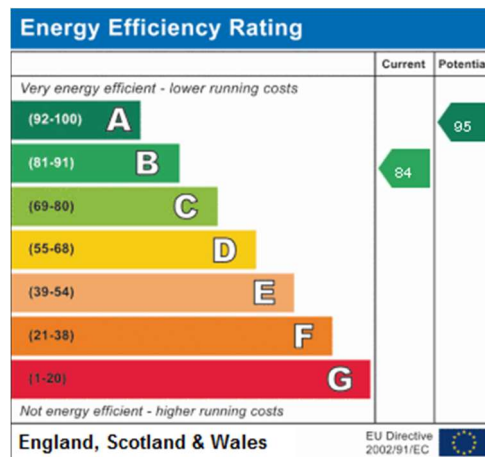
The property benefits from double glazing throughout.

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.

Early viewing is recommended.

Council Tax Band: C

EPC Rating: B



**PRIMARY SERVICES SUPPLY**

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Gas
- Broadband: Fibre
- Mobile Signal Coverage Blackspot: No
- Parking: Driveway

**MINING**

It is not known if the property is situated on a coalfield. It is also not known if the property has been directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

**TENURE**

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.

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## MAGNOLIA DRIVE, BLAKELAW, NEWCASTLE UPON TYNE NE5 3QF

### Hallway

Stairs to first floor landing. Storage cupboard. Radiator.

### Lounge 16' 1" x 10' 1" (4.90m x 3.07m)

Three double glazed windows, located to the front and side. Radiator.

### Kitchen 16' 0" x 12' 9" (4.87m x 3.88m)

Two double glazed windows to the front. Double glazed window to the rear. Sink/drain. High gloss units. French door to the side. Radiator.

### WC

Low level WC. Pedestal wash hand basin. Radiator.

### First Floor Landing

Radiator.

### Master Bedroom

#### 12' 2" max x 12' 1" plus wardrobe (3.71m x 3.68m)

Three double glazed windows located to the front and side. Fitted wardrobe. Radiator.

### En Suite Shower Room

Frosted double glazed window to the front. Pedestal wash hand basin. Shower cubicle. Low level WC.

### Bedroom Two 10' 5" x 10' 0" plus wardrobe (3.17m x 3.05m)

Three double glazed windows located to the front and side. Storage cupboard. Fitted wardrobe. Radiator.

### Bedroom Three 7' 1" x 6' 10" (2.16m x 2.08m)

Double glazed window to the side. Radiator.

### Bathroom

Frosted double glazed window to the side. Panelled bath. Low level WC. Pedestal wash hand basin. Radiator.

### External

Driveway to the side. 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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