



Whitbeck Road Slatyford

- Mid Terraced House
- No Chain
- Three Bedrooms
- Conservatory
- Gardens to Front & Rear

Asking Price: £150,000

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WHITBECK ROAD, SLATYFORD, NEWCASTLE UPON TYNE NE5 2XB

PROPERTY DESCRIPTION

For sale with no chain is this mid terraced house located in Slatyford. The accommodation to the ground floor briefly comprises of hallway, lounge, conservatory and kitchen. To the first floor is a landing, three bedrooms, bathroom and separate WC. Externally, there are gardens to the front and 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.

Under the terms of the Estate Agents Act 1979 (section 21) please note that the vendor of this property is an associate of an employee of Rook Matthews Sayer.

Council Tax Band: A

EPC Rating: C

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: On Street Parking



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.

FN00009457/SJP/SP/20052024/V.2



WHITBECK ROAD, SLATYFORD, NEWCASTLE UPON TYNE NE5 2XB

Hallway

Stairs to first floor landing. Radiator.

Lounge 11' 1" max x 17' 10" (3.38m x 5.43m)

Double glazed window to the front. French doors to the conservatory. Radiator.

Conservatory 12' 8" x 8' 3" (3.86m x 2.51m)

Door to the rear. Radiator.

Kitchen 18' 4" max x 13' 3" max (5.58m x 4.04m)

"L" shaped. Double glazed window to the front and rear. Breakfast bar. High gloss units. Plumbed for washing machine. One and a half bowl sink/drainers. Electric oven. Gas hob. Storage cupboard. Door to the rear. Heated towel rail.

First Floor Landing

Double glazed window to the rear. Loft access, via pull down ladder.

Bedroom One 12' 0" x 11' 3" (3.65m x 3.43m)

Double glazed window to the front. Radiator.

Bedroom Two 12' 0" max x 13' 3" into door recess (3.65m x 4.04m)

Double glazed window to the front. Radiator.

Bedroom Three 8' 11" x 7' 0" (2.72m x 2.13m)

Double glazed window to the rear. Storage cupboard. Radiator.

Bathroom

Frosted double glazed window to the rear. Panelled bath with shower over. Pedestal wash hand basin. Storage cupboard. Radiator.

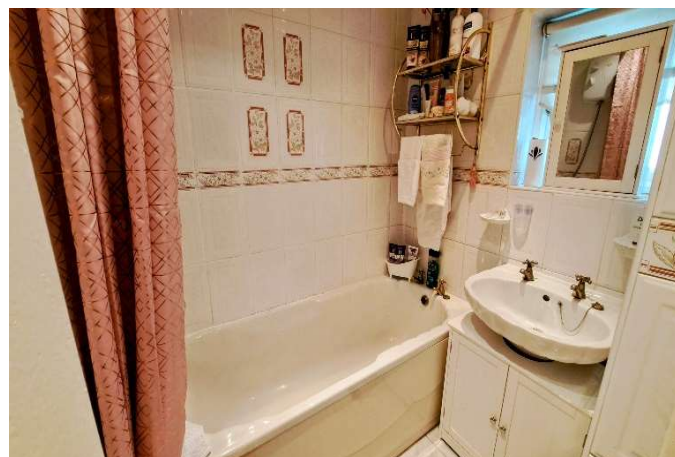
WC

Frosted double glazed window to the rear. Low level WC.

External

Gardens to the front and rear.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 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 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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