



## Walwick Fell

### The Rise

- Semi Detached House
- Accommodation Over Three Floors
- Three Bedrooms, Master with En Suite
- One Reception Room
- Ground Floor WC

**Asking Price: £190,000**

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## WALWICK FELL, THE RISE, NEWCASTLE UPON TYNE NE15 6BT

### PROPERTY DESCRIPTION

Available for sale is this semi detached house with accommodation over three floors, located on the modern development The Rise. The accommodation to the ground floor briefly comprises of hallway, kitchen, WC and lounge. To the first floor is a landing, two bedrooms and bathroom. To the second floor is a landing and bedroom with en suite. Externally, there is a driveway to the front 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: District Heating System

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 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 have been informed by the seller that there will be an option for the freehold to be purchased. If you wish to discuss this further, please call our office.

Length of Lease: 145 years remaining as at May 2024

Service Charge: £140 per year

Ground Rent: £150 per year

FN00009502/SJP/SP/28052024/V.2



## WALWICK FELL, THE RISE, NEWCASTLE UPON TYNE NE15 6BT

### Hallway

Stairs to first floor landing. Radiator.

### Kitchen 15' 1" x 10' 10" (4.59m x 3.30m)

Double glazed window to the front. Plumbed for washing machine. Electric oven. Electric hob. One and a half bowl sink/drain. Plumbed for dishwasher. Porcelain tiled floor.

### WC

Low level WC. Wash hand basin. Utility bench with shelving above. Cupboard. Space for tumble dryer. Radiator.



### Lounge 12' 5" x 14' 9" max (3.78m x 4.49m)

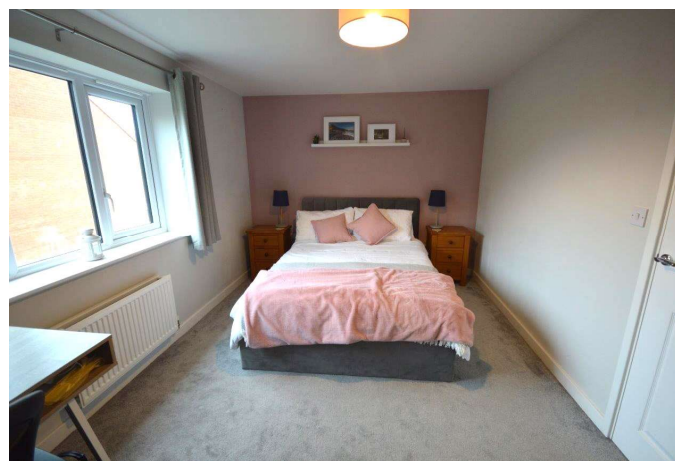
Double glazed French doors to the rear. Oak engineered wood flooring. Radiator.

### First Floor landing

Storage cupboard. Radiator. Stairs to the second floor.

### Bedroom One 14' 8" x 9' 4" (4.47m x 2.84m)

Double glazed window to the rear. Radiator.



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

Double glazed window to the front. Radiator.

### Bathroom

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

### Second Floor Landing

Double glazed window to the front. Radiator.

### Bedroom Three 17' 4" x 14' 8" (5.28m x 4.47m)

Double glazed window to the front. Walk in wardrobe. Radiator.



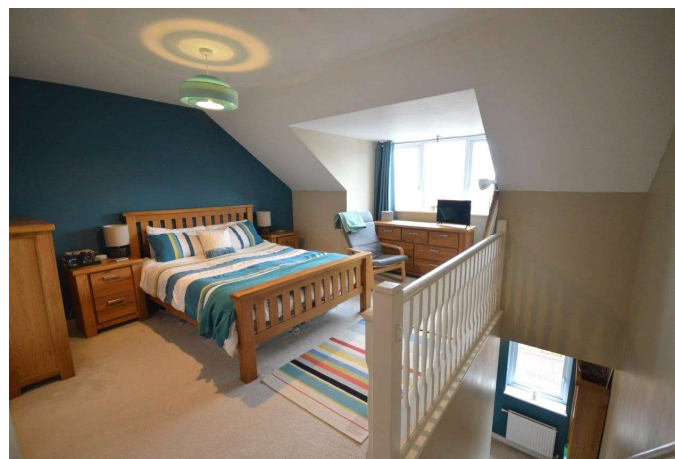
### En Suite

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

### External

Driveway to the front. Garden to the rear with shed.

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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 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 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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