



Whitehouse Road

The Rise

- Semi Detached House
- Modern Development
- Three Bedrooms
- Ground Floor WC
- Double Driveway
- South Facing Rear Garden

Asking Price: £210,000

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WHITEHOUSE ROAD, THE RISE, NEWCASTLE UPON TYNE NE15 6DF

PROPERTY DESCRIPTION

For sale on a modern development is this semi detached house. The accommodation to the ground floor briefly comprises of hallway, WC, kitchen and lounge. The downstairs accommodation has accessibility features ready for adaptations. To the first floor is a landing, three bedrooms and bathroom. Externally, there is a double driveway to the front, together with gardens to the side and rear which has outdoor tap and electric socket.

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: B

EPC Rating: A

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 freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

The property is subject to a charge of around £150 per year for estate maintenance.



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Hallway

Stairs to first floor landing. Radiator.

WC

Frosted double glazed window to the front. Low level WC. Pedestal wash hand basin. Extractor fan.

Kitchen 16' 0" x 12' 1" max (4.87m x 3.68m)

Double glazed window to the front. Integrated washing machine. Integrated fridge freezer. Integrated dishwasher. Electric hob. Electric oven. Two radiators.

Lounge 15' 9" x 13' 7" (4.80m x 4.14m)

Storage cupboard. Radiator. French door to the rear.

First Floor Landing

Storage cupboard. Loft access (boarded). Radiator.

Bedroom One 15' 10" x 8' 5" (4.82m x 2.56m)

Double glazed window to the rear. Radiator.

Bedroom Two 13' 5" x 8' 5" (4.09m x 2.56m)

Double glazed window to the front. Radiator.

Bedroom Three 9' 8" x 7' 2" (2.94m x 2.18m)

Double glazed window to the front. Radiator.

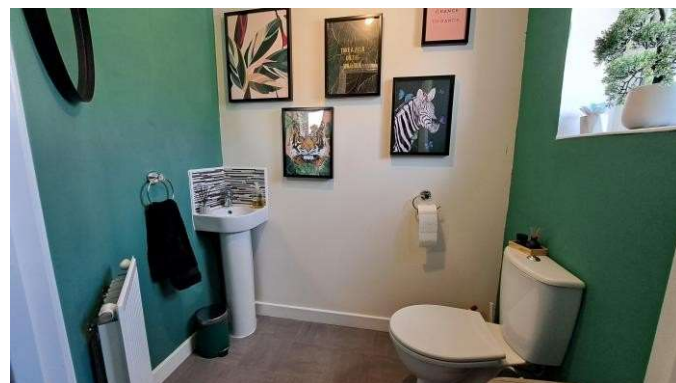
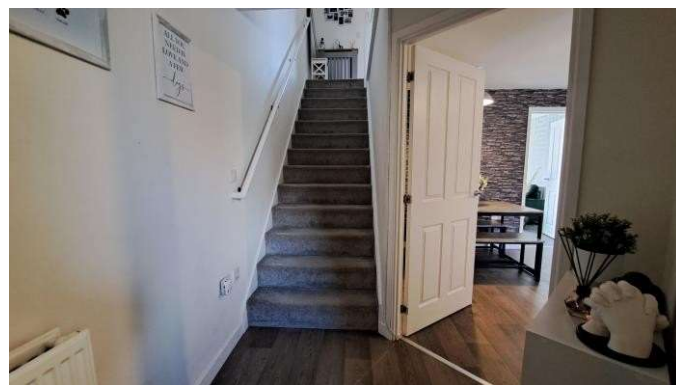
Bathroom 8' 4" x 6' 9" (2.54m x 2.06m)

Panelled bath with shower over. Pedestal wash hand basin. Low level WC. Extractor fan. Radiator.

External

Driveway to the front. Gardens to the front and rear.

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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 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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