



Benwell Village Mews

Benwell

- End Terraced House
- Three Bedrooms
- Two Reception Rooms
- Allocated Parking Bay
- Rear Garden

Asking Price: £100,000

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BENWELL VILLAGE MEWS, BENWELL, NEWCASTLE UPON TYNE NE15 6LF

PROPERTY DESCRIPTION

For sale with no chain is this end terraced house located in Benwell. The accommodation to the ground floor briefly comprises of hallway, lounge, dining room and kitchen. To the first floor is a landing, three bedrooms and bathroom. Externally, there is an allocated parking bay, and garden to the rear.

The property benefits from double glazing throughout.

Please note that any services, heating system or appliances have not been rested, and no warranty can be given or implied as to their working order.



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: A

EPC Rating: C

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Allocated Parking Bay



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.

Length of Lease: 95 years remaining as at August 2024

Ground Rent: £1 per annum.

Service Charge: TBC

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Hallway

Stairs to first floor landing.

Lounge 14' 3" x 11' 7" (4.34m x 3.53m)

Double glazed bow window to the front. Radiator. Opens into dining room.

Dining Room 8' 2" x 8' 3" (2.49m x 2.51m)

French door to the rear. Storage cupboard. Radiator.

Kitchen 10' 0" x 6' 2" (3.05m x 1.88m)

Double glazed window to the rear.

First Floor Landing

Storage cupboard. Loft access.

Bedroom One

14' 9" into storage cupboard x 11' 3" into door recess (4.49m x 3.43m)

Double glazed window to the front. Two storage cupboards. Radiator.

Bedroom Two 9' 1" x 7' 3" (2.77m x 2.21m)

Double glazed window to the rear. Radiator.

Bedroom Three 7' 0" x 7' 3" max (2.13m x 2.21m)

Double glazed window to the rear. Radiator.

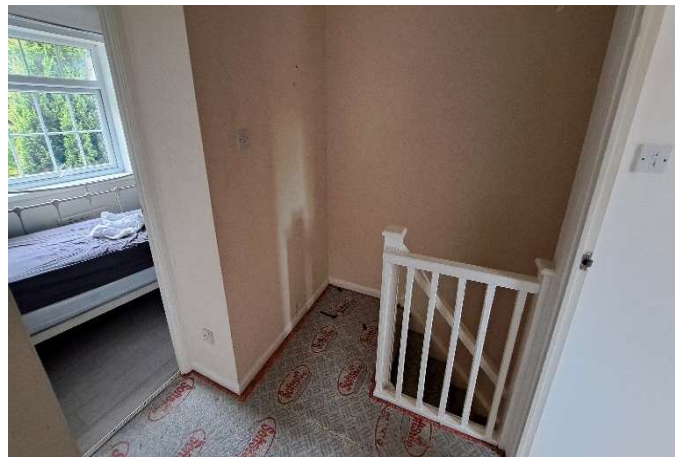
Bathroom

Frosted double glazed window to the rear. Walk in shower cubicle. Low level WC. Pedestal wash hand basin. Heated towel rail.

External

Allocated parking bay. Garden to the rear.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 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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