



Craigmillar Avenue Blakelaw

- First Floor Flat
- No Chain
- Two Bedrooms
- One Reception Room
- Garage

Offers over: £90,000

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CRAIGMILLAR AVENUE, BLAKELAW, NEWCASTLE UPON TYNE NE5 3SL

PROPERTY DESCRIPTION

Available for sale with no chain in Blakelaw is this first floor flat. The accommodation briefly comprises of entrance with stairs to first floor landing, lounge, kitchen, two bedrooms and bathroom. Externally, there is a garage.

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: A

EPC Rating: C



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 70 C | 73 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

PRIMARY SERVICES SUPPLY

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



MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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: 106 years remaining as at October 2024
No ground rent or service charge.

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Entrance

Stairs to first floor landing.

First Floor Landing

Double glazed window to the side. Loft access. Radiator.

Lounge 15' 11" x 11' 8" (4.85m x 3.55m)

Double glazed window to the front. Radiator. Opens into kitchen.

Kitchen 11' 7" x 11' 2" (3.53m x 3.40m)

Double glazed window to the rear. Sink/drainers. Gas cooker point. Extractor hood. High gloss units.

Bedroom One 12' 9" x 9' 8" (3.88m x 2.94m)

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

Bedroom Two 10' 10" x 7' 4" (3.30m x 2.23m)

Double glazed window to the rear. Radiator.

Bathroom 7' 7" x 6' 6" (2.31m x 1.98m)

Frosted double glazed window to the rear. Low level WC. Shower cubicle. Vanity wash hand basin. Spotlights. Heated towel rail.

External

Garage.

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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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