



## Hampstead Road

### Benwell

- Pair of Flats
- No Chain
- Vacant Possession
- Ground Floor Flat – 2 Bedrooms
- First Floor Flat – 3 Bedrooms

**Asking Price: £105,950**

0191 274 4661

380 West Road, Fenham, NE4 9RL

ROOK  
MATTHEWS  
SAYER

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## HAMPSTEAD ROAD, BENWELL, NEWCASTLE UPON TYNE NE4 8TP

### PROPERTY DESCRIPTION

For sale with no chain and vacant possession is this pair of flats located in Benwell. The accommodation to the ground floor flat briefly comprises of hallway, lounge, kitchen, inner hallway, two bedrooms and bathroom. To the first floor flat is an entrance with stairs to first floor landing, lounge, kitchen, rear hallway, three bedrooms and bathroom. Externally, there is a rear yard.

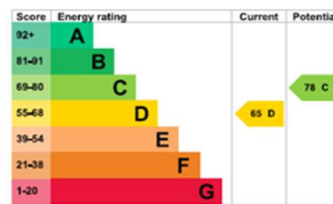
The properties benefit from double glazing throughout.

The properties are 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 for each flat

EPC Rating: Ground floor flat - D. First floor flat – C



Ground Floor Flat



First Floor Flat

### PRIMARY SERVICES SUPPLY

All services/appliances have not and will not be tested.

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: On Street Parking

### 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 these properties are listed as a Freehold pair of flats. Should you decide to proceed with the purchase of these properties, the Tenure must be verified by your Legal Adviser.



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**HAMPSTEAD ROAD, BENWELL, NEWCASTLE UPON TYNE NE4 8TP**

#### **Ground Floor Flat**

##### **Hallway**

Storage cupboard. Radiator.

##### **Lounge 14' 4" x 12' 10" max (4.37m x 3.91m)**

Double glazed window to the rear. Radiator.

##### **Kitchen 11' 2" x 8' 5" (3.40m x 2.56m)**

Double glazed window to the rear. Sink/drain. Door to the rear. Radiator.

##### **Inner Hallway**

Storage cupboard.

##### **Bedroom One 16' 11" into bay x 13' 10" max (5.15m x 4.21m)**

Double glazed bay window to the front. Radiator.

##### **Bedroom Two 10' 0" x 8' 0" (3.05m x 2.44m)**

Double glazed window to the rear. Radiator.

##### **Bathroom**

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

##### **External**

Rear yard.

#### **First Floor Flat**

##### **Entrance**

Stairs leading to first floor landing.

##### **First Floor Landing**

Radiator.

##### **Lounge 14' 4" x 12' 8" max (4.37m x 3.86m)**

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

##### **Kitchen 11' 3" x 7' 11" (3.43m x 2.41m)**

Double glazed window to the rear. Plumbed for washing machine. Sink/drain. Gas cooker point. Radiator.

##### **Rear Hallway**

Door to the rear.

##### **Bathroom 8' 2" x 4' 11" (2.49m x 1.50m)**

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

##### **Bedroom One 12' 7" into bay x 11' 1" max (3.83m x 3.38m)**

Double glazed bay window to the front. Radiator.

##### **Bedroom Two 9' 5" x 8' 1" (2.87m x 2.46m)**

Double glazed window to the front. Radiator.

##### **Bedroom Three 10' 1" x 8' 2" (3.07m x 2.49m)**

Double glazed window to the rear. Radiator.

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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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