

Redcroft Green, Cragston Park, Newcastle upon Tyne NE5 3TU

# Asking Price: £150,000

Available for sale with no chain is this mid terraced bungalow located in Blakelaw. The accommodation briefly comprises of hallway, lounge, kitchen, two bedrooms and bathroom. Externally, there are gardens to the front and rear, and driveway.

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: D





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**Mid Terraced Bungalow** 

**No Chain** 

**Two Bedrooms** 

**Gardens & Driveway** 

For any more information regarding the property please contact us today

## **Hallway**

Storage cupboard. Radiator. Loft access (pull down ladder and boarded).

# Lounge 16' 8" x 10' 0" (5.08m x 3.05m)

Radiator. Door to the rear.

# Kitchen 10' 8" x 7' 5" (3.25m x 2.26m)

Two double glazed windows to the front. Plumbed for washing machine. Plumbed for dishwasher. Sink/drainer. Radiator.

# Bedroom One 13' 4" x 10' 10" (4.06m x 3.30m)

Double glazed window to the rear. Radiator.

# Bedroom Two 15' 7" x 9' 6" (4.75m x 2.89m)

Two double glazed windows to the front. Fitted wardrobe. Radiator.

# Bathroom 6' 3" x 5' 4" (1.90m x 1.62m)

Shower cubicle. Vanity wash hand basin. Low level WC. Spotlights. Heated towel rail.

## **External**

Gardens to the front and rear. Driveway.

















PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains Sewerage: Mains Heating: Gas Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

The property benefits from double glazing throughout.

#### 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.

## **RESTRICTIONS AND RIGHTS**

Listed? No

Conservation Area? No
Restrictions on property? No
Easements, servitudes or wayleaves? No
Public rights of way through the property? No

#### RISKS

Flooding in last 5 years: No Risk of Flooding: Zone 1

Any flood defences at the property: No

Coastal Erosion Risk: Low

Known safety risks at property (asbestos etc...): No

## **BUILDING WORKS**

Any known planning permissions or proposals in the immediate locality: No Outstanding building works at the property: No

## **ACCESSIBILITY**

This property has no accessibility adaptations.

### **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.

## AGENTS NOTE

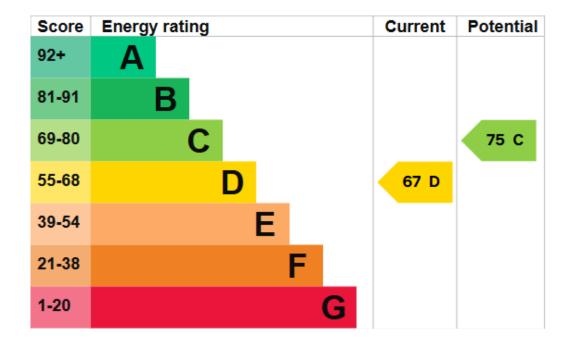
The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.

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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.

