



## Whitfield Road Scotswood Village

- Ground Floor Flat
- Two Bedrooms
- Very Well Presented
- Rear Yard
- No Chain
- EPC: C



**Asking Price: £70,000**

0191 274 4661  
380 West Road, Fenham, NE4 9RL

ROOK  
MATTHEWS  
SAYER

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[fenham@rmsestateagents.co.uk](mailto:fenham@rmsestateagents.co.uk)

# Whitfield Road

## Scotswood Village

### WHITFIELD ROAD, SCOTSWOOD, NEWCASTLE UPON TYNE NE15 6AP

We welcome to the market this ground floor flat, located in Scotswood Village. The accommodation briefly comprises of entrance lobby, hallway, lounge, kitchen, inner hallway, bathroom, two bedrooms. Externally is a yard to the rear. The property also benefits from gas central heating and 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.

#### Entrance lobby

Door to hallway.

#### Hallway

Radiator. Store cupboard.

#### Lounge 13' 8" x 11' 10" into alcove (4.16m x 3.60m)

Double glazed window to rear. Radiator. Store. TV & Telephone point.

#### Kitchen 10' 6" x 7' 5" (3.20m x 2.26m)

Double glazed window to side. Fitted wall and base units. Integrated oven hob & extractor. Tiled floor. Door to inner hallway.

#### Inner Hallway

Door to rear yard, door to store and bathroom.

#### Bathroom

Double glazed windows to side. Radiator. Panelled bath, shower over and screen. Pedestal wash hand basin. Low level WC Part tiled walls. Tiled floor.

#### Bedroom One 16' 6" in to bay x 13' 1" in to alcove (5.03m x 3.98m)

Double glazed bay window to front. Radiator. Picture rail. Coving

#### Bedroom Two 10' 4" max x 7' 11" (3.15m x 2.41m)

Double glazed window to rear. Radiator

#### Externally

There is a yard to the rear



FN00007232/FEN/SP/10032021/V.2

**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.

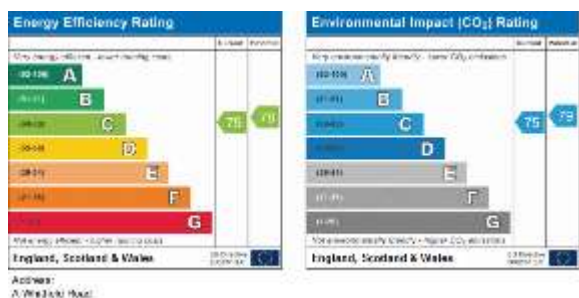
16 Branches across the North-East



WHITFIELD ROAD, SCOTSWOOD, NEWCASTLE UPON TYNE NE15 6AP

**Tenure**

It is understood that the property is freehold. Should you proceed with the purchase of this property, these details must be verified by your Solicitor. The property will be transferred to Leasehold upon completion of the sale.



FN00007232/FEN/SP/10032021/V.2

**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.

16 Branches across the North-East

