

St Cuthberts Road Holystone

- Semi detached house
- Three bedrooms
- Open plan lounge/dining room
- Modern kitchen and bathroom
- Energy rating D

O.I.E.O: £ 150,000





www.rookmatthewssayer.co.uk foresthall@rmsestateagents.co.uk

0191 266 7788 22 Station Road North, Forest Hall, NE12 9AD ROOK MATTHEWS SAYER

4 St Cuthberts Road Holystone, Newcastle Upon Tyne, NE27 0DD

Situated within this favoured residential area is this good size 3 bedroom semi detached house which will appeal to family buyers. Comprising; entrance hall with stairs to the first floor, open plan lounge/dining room with UPVC French doors out to the rear garden, well appointed modern kitchen with a good range of wall and base units incorporating a built-in electric oven, gas hob, space for appliances, breakfast bar and door out to the rear garden. To the first floor, a modern four-piece bathroom/W.C., and three bedrooms. Externally there is a lawned garden to the front with side access to the reads garden which is mainly laid to lawn with decked and paved areas. The property benefits from gas central heating and UPVC double glazing.

ENTRANCE HALL

UPVC double glazed entrance door, UPVC double glazed window to front, under stairs cupboard, radiator, tiled floor, staircase to first floor.

LOUNGE/DINING ROOM (3.87m into alcove x 5.76m) (12'8 into alcove x 18'10)

UPVC double glazed bow window to front, log burner, television point, wood flooring, spotlights to ceiling, UPVC double glazed French doors to rear garden.

BREAKFASTING KITCHEN (3.88m into alcove x 4.18m into alcove) (12'8 into alcove x 13'8 into alcove)

Fitted wall and base units with work surfaces incorporating; Belfast sink unit, built in electric oven, gas hob, space for dishwasher, space for washing machine, space for tumble dryer, space for fridge/freezer, breakfast bar, radiator, combination boiler, under stairs storage cupboard, part tiled walls, UPVC double glazed windows to side and rear, UPVC door to side.

FIRST FLOOR LANDING

UPVC double glazed window to front, access to loft via ladder.

BEDROOM ONE (3.15m x 3.09m plus wardobes) (10'4 x 10'1 plus wardrobes)

UPVC double glazed window to front, fitted wardrobes, picture rail, radiator, stripped wooden flooring.

BEDROOM TWO (3.91m max 2.77m max) (12'10 max x 9'1 max)

UPVC double glazed window to rear, radiator, stripped wooden flooring.

BEDROOM THREE (3.14m x 1.92m) (10'3 x 6'3)

UPVC double glazed window to front, over stair storage cupboard, radiator, stripped wooden flooring.

BATHROOM/W.C.

White four-piece suite comprising; panelled bath, step in shower cubicle, pedestal wash hand basin, low level W.C., storage cupboard, radiator, part tiled walls, UPVC double glazed window to rear.

FRONT GARDEN

Laid mainly to lawn, planted borders, hedged boundaries.

REAR GARDEN

Laid mainly to lawn, decked area, paved area, planted borders, fenced boundaries.

TENURE

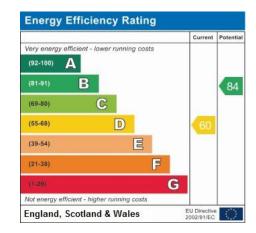
Freehold – not confirmed. It is believed this property is freehold, but we are unable to confirm this as we have no access to the documentation. Should you proceed with the purchase of this property, these details must be verified by your Solicitor. FH7587/VK/NF/15.01.2021/V.1

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.









16 Branches across the North-East



Noney 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 but electronic identity verification. This is not a credit check and will not affect your credit score.