



Bishopdale | Wallsend | NE28 9TP

£130,000



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RMS | Rook
Matthews
Sayer

LOUNGE: (front) 11'6 x 14'1 (3.3m x 4.2m), superb sized lounge with doors to the conservatory, feature electric fire (not tested), turned staircase, two radiators and two double glazed windows, one being a bay window

KITCHEN: (front) 12'2 x 8'1 (3.6m x 2.4), contemporary kitchen incorporating a range of base, wall and drawer units, co-ordinating worktops, integrated appliances (not tested), single drainer sink unit with mixer taps, tiled flooring, partially tiled walls, door to the rear garden, radiator, double glazed window

CONSERVATORY: (rear) 12'5 x 9'1 (3.6m x 2.7m), spacious conservatory, tiled flooring, doors to West facing garden, double glazed windows

BEDROOM ONE: (front) 11'7 x 8'1 (3.3m x 2.4m), fitted wardrobes, storage cupboard housing the boiler, laminate flooring, radiator, two double glazed windows

BEDROOM TWO: (front) 11'7 x 5'5 (3.3m x 1.5m), laminate flooring, radiator, two double glazed windows

WET ROOM: (front), shower, vanity sink unit with mixer taps, low level w.c with push button cistern, tiled walls, storage cupboard, radiator, and double glazed window

EXTERNALLY: enclosed West facing rear garden and to the front a spacious driveway

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Not Known

Mobile Signal Coverage Blackspot: No

Parking: Driveway

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.

AGENTS NOTE

Please note that this property will remain on the market once an offer is accepted until exchange of contracts

TENURE

Freehold – 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

COUNCIL TAX BAND: A

EPC RATING: C

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Awaiting Floorplan

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.

