



Chester Pike, The Rise, Newcastle upon Tyne NE15 6BS

**Offers Over: £205,000**

Located on the modern development The Rise is this semi detached house with accommodation over three floors. The ground floor briefly comprises of hallway, kitchen, WC and lounge. To the first floor are two bedrooms and bathroom. To the second floor is a landing, and master bedroom with en suite shower room.

Externally, there is a driveway, garage and garden to the rear.

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: C  
EPC Rating: C





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**Modern Semi Detached House**

**Two Further Bedrooms**

**Accommodation Over Three Floors**

**Ground Floor WC**

**Master Bedroom with En Suite**

**Driveway, Garage & Rear Garden**

**For any more information regarding the property please contact us today**

#### **Hallway**

Stairs to first floor landing. Radiator.

#### **Kitchen 11' 2" x 15' 2" (3.40m x 4.62m)**

Double glazed window to the front. High gloss units. Electric oven. Electric hob. Plumbed for washing mashing. Radiator.

#### **WC**

Low level WC. Wash hand basin. Extractor fan. Heated towel rail.

#### **Lounge 14' 10" x 11' 6" max (4.52m x 3.50m)**

French doors to the rear. Two radiators.

#### **First Floor Landing**

Storage cupboard. Radiator. Stairs to second floor landing.

#### **Bedroom Two 9' 5" x 11' 4" into wardrobe (2.87m x 3.45m)**

Double glazed window to the rear. Fitted wardrobe. Radiator.

#### **Bedroom Three 10' 0" x 7' 5" (3.05m x 2.26m)**

Double glazed window to the front. Radiator.

#### **Bathroom**

Frosted double glazed window to the side. Panelled bath with shower over. Pedestal wash hand basin. Low level WC. Extractor hood. Heated towel rail.

#### **Second Floor Landing**

Double glazed window to the front. Radiator.

#### **Master Bedroom 16' 4" x 14' 9" (4.97m x 4.49m)**

Double glazed window to the front. Fitted wardrobe. Two radiators.

#### **En Suite Shower Room**

Skylight. Shower cubicle. Pedestal wash hand basin. Low level WC. Eaves storage. Radiator.

#### **External**

Driveway. Garage. Garden to the rear.

**T: 01912744661**

**Fenham@rmsestateagents.co.uk**

**ROOK  
MATTHEWS  
SAYER**



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#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: District Heating System  
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.

#### TENURE

It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

There is the possibility that the vendor could purchase the Freehold.

Length of Lease: 144 years remaining as at February 2025

Ground Rent: £150 per annum.

Service Charge: £150 per annum.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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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