



Weidner Road, Condercum Park, Newcastle upon Tyne NE15 6QR

# Offers Over: £100,000

Large ground floor flat available for sale, situated in the popular area of Condercum Park. The accommodation briefly comprises of hallway, lounge, kitchen, store room, three bedrooms and bathroom. Externally, there is a driveway, and a garden to the front.

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: C

**RMS** | Rook  
Matthews  
Sayer



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**Ground Floor Flat****Driveway****No Chain****Garden to Front****Three Bedrooms****Popular Location****For any more information regarding the property please contact us today****ROOM DESCRIPTIONS****Hallway**

Radiator.

**Lounge 16' 7" x 10' 6" (5.05m x 3.20m)**

Double glazed windows to the front and side. Radiator.

**Kitchen 9' 3" x 6' 6" (2.82m x 1.98m)**

Double glazed window to the front. Sink/drainer. Gas hob. Electric oven. Extractor hood. Radiator.

**Bedroom One 15' 1" x 12' 2" (4.59m x 3.71m)**

Double glazed window to the front. Radiator.

**Bedroom Two 15' 9" x 7' 8" (4.80m x 2.34m)**

Double glazed window to the side. Radiator. Door to the side.

**Bedroom Three 9' 7" x 7' 5" (2.92m x 2.26m)**

Double glazed window to the front. Radiator.

**Store Room 6' 8" x 8' 1" max (2.03m x 2.46m)**

Radiator.

**Bathroom 8' 1" x 7' 7" (2.46m x 2.31m)**

Panelled bath. Pedestal wash hand basin. Low level WC. Extractor fan. Radiator.

**External**

Garden to the front. Driveway.

**T: 0191 274 4661**

Fenham@rmsestateagents.co.uk



**PRIMARY SERVICES SUPPLY**

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Gas  
Broadband: ADSL / Fibre / Satellite  
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.

**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

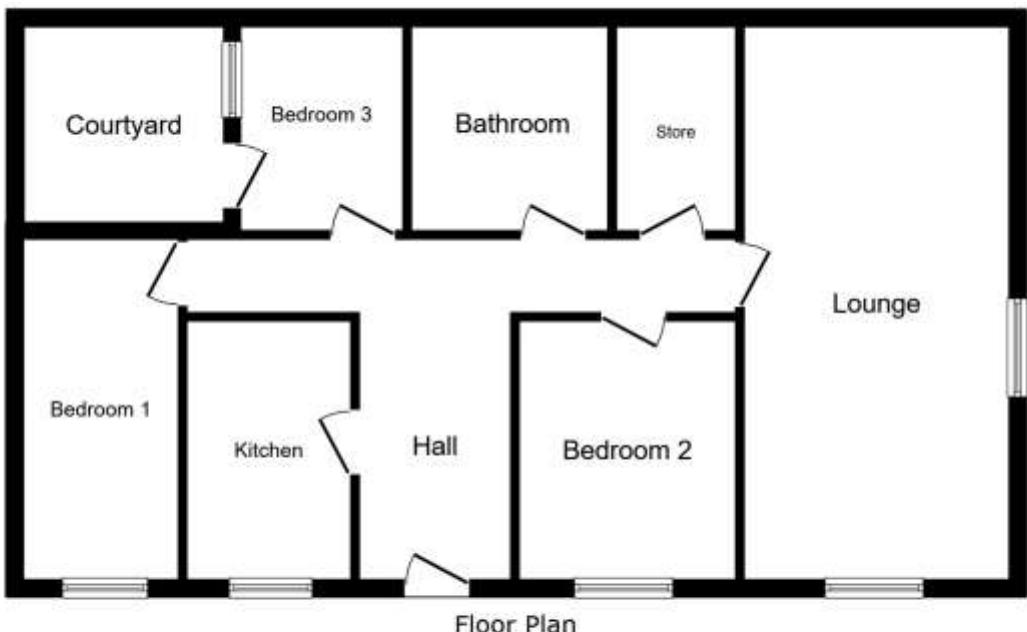
**ACCESSIBILITY**

This property has no accessibility adaptations.

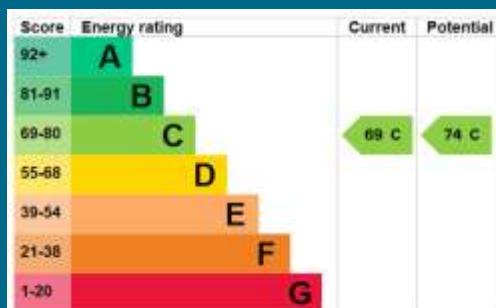
**TENURE**

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. The owner is looking into having the title split and the subject property converted to Leasehold.

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.co.uk](http://www.propertybox.co.uk)



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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.

