



Shaftesbury Grove, Heaton, NE6 5JB

£120,000

 X2  X1  X1

- Two bedroom ground floor Flat
- Close to local shops, parks and public
- This property is subject to Probate, and the sale is reliant upon the grant of probate.
- Leasehold - 99 years from 13 June 1983 - 55 years remaining - suitable for cash buyers only

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Entrance Hall

Doors off to all rooms and cupboard.

Lounge - 15'1 x 12'7 (4.58m x 3.83m)

Double glazed bay window to the front, gas fire, built in storage unit and radiator.

Kitchen - 12'3 x 11'11 (3.73m x 3.63m)

Space for wall and base units, cast iron sink, space for appliances, double glazed door to the rear garden, two double glazed windows and radiator.

Bedroom One - 12'11 x 11'5 (3.95m x 3.49m)

Double glazed window to the front and radiator.

Bedroom Two - 11'6 x 10'1 (3.52m x 3.06m)

Double glazed window to the rear and radiator.

Bathroom WC - 7'11 x 5'8 (2.40m x 1.72m)

White three piece bathroom suite comprising; freestanding cast iron bath, hand wash basin, low level WC, double glazed window and radiator.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL HEATING

Broadband: NOT CURRENTLY INSTALLED

Mobile Signal Coverage Blackspot: NO

Parking: ON STREET PARKING

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

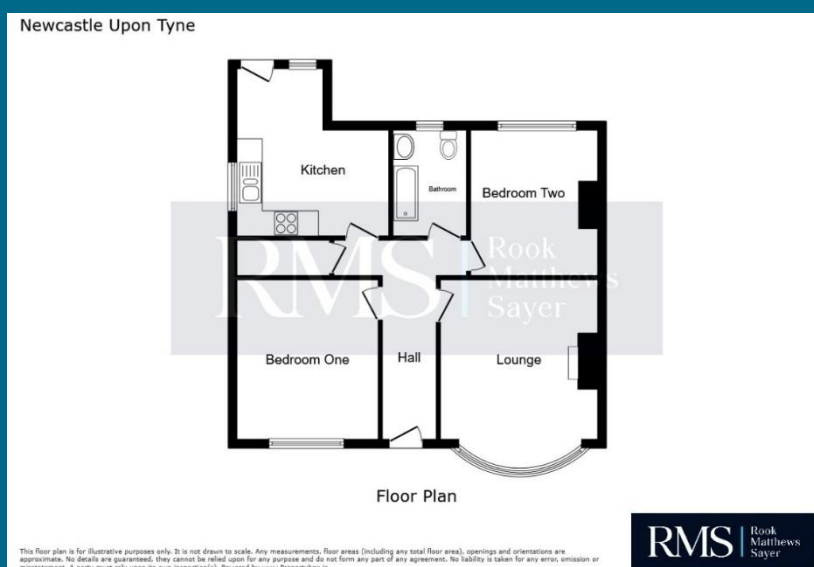
Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: Leasehold - 99 years from 13 June 1983 - 55 years remaining

COUNCIL TAX BAND: A

EPC RATING: TBC

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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

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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