



Station Road | Newburn | NE15 8LS

£260,000



3



2



1

Spacious semi detached house

Three bedrooms

Two reception rooms

Popular location

Large garden with parking to the rear

Kitchen

ROOK
MATTHEWS
SAYER

We welcome to the market this spacious semi detached family home situated on Station Road in Newburn. The accommodation briefly comprises to the ground floor: two reception rooms, a fitted kitchen and large store area. To the landing there are three bedrooms and a family bathroom. Other benefits include double glazing and gas central heating. Externally there is a garden to the front with a large garden with parking to the rear. The property offers access to good public transport to and from Newcastle City Centre, Newcastle Quayside and The Metro Centre in addition to close access to the A69 and A1 trunk roads providing excellent transport links. Rook Matthews Sayer would highly recommend an internal viewing to appreciate this fabulous accommodation and location on offer.

Entrance
Into lounge.

Lounge 20' 10" into alcove x 16' 4" plus stairs (6.35m x 4.97m)
Double glazed window to the front, feature fire place, recessed spot lighting, stairs leading to first floor and central heating radiator.

Second reception 16' 3" max x 14' 11" max (4.95m x 4.54m)
Double glazed window to the front, feature fire place, log burner, recessed spot lighting, television point and central heating radiator.

Kitchen 12' 0" max x 9' 11" plus recess (3.65m x 3.02m)
Fitted with a range of wall and base units with work surfaces over, 1 ½ stainless steel sink with mixer tap and drainer, five burner gas hob and double oven with extractor hood over, splash back tiles, integrated dishwasher and double glazed window to the rear.

Landing
Double glazed window, recessed spot lighting, loft access and central heating radiator.

Bedroom one 16' 5" max x 12' 11" plus recess and storage (5.00m x 3.93m)
Double glazed window to the front, wood flooring and central heating radiator.

Bedroom two 12' 5" max x 10' 10" max (3.78m x 3.30m)
Double glazed window to the front and central heating radiator.

Bedroom three 12' 7" x 8' 8" (3.83m x 2.64m)
Double glazed window to the front and central heating radiator.

Bathroom/W.C
Fitted with a three piece suite comprising of panel bath with shower over and screen, low level WC and pedestal wash hand basin. Storage areas, double glazed skylight, and chrome heated towel rail.

Externally
Front Garden
Garden to the front

Rear Garden
Large garden with parking to the rear.

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.

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: B
EPC Rating: E

WD7439/BW/EM/24.04.23/V.1

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



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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.