



Mayfair Road | West Jesmond | NE2

Offers Over £275,000

This newly renovated three-bedroom upper Tyneside Flat is for sale in a sought after part of West Jesmond, offering an immaculate interior with appealing period features. Inside, the layout includes three bedrooms, lounge, kitchen and a shower room WC, providing a practical setup for everyday living. The property is well suited to first time buyers looking for a comfortable home with character.

The property is well placed for local amenities, with a good selection of shops, cafés and everyday conveniences available nearby on Brentwood Avenue.

Green spaces are another highlight of the area. Newcastle's Town Moor and nearby parks offer open space for walking, running or simply relaxing, while the Ouseburn Valley and Quayside are a short journey away for riverside walks and cultural venues.

Public transport links are strong. The nearby Metro stations of West Jesmond is minutes away and provides regular services into Newcastle city centre and onward connections to the coast, as well as to Newcastle International Airport. Local bus routes also serve the surrounding neighbourhoods, giving convenient access across the city.

RMS | Rook
Matthews
Sayer



x3



x1



x1

Three Bedroom Upper Tyneside Flat

EPC Rating C

Newly Renovated & Beautifully Presented South Facing Private Yard

No Upper Chain

Council Tax Band B

Prime West Jesmond Location

Leasehold – 999 years from 23 August 1985

For any more information regarding the property please contact us today

ENTRANCE VESTIBULE:

Entrance door leading to stairs up to landing with radiator and fuse box.

LOUNGE: 15'5 x 14'0 into coves (4.69m x 4.26m into coves)

Good sized room with space for a small dining table, chairs and sofa with double glazed window to the rear, fireplace, double radiator and new flooring.

KITCHEN: 10'3 x 8'11 (3.11m x 2.71m)

Brand new kitchen units, work surfaces, ceramic sink unit, integrated fridge and freezer, built in electric oven, built in gas hob, extractor hood, space for auto washer, new condensing boiler. New flooring and a double glazed window to the side. Door leading to rear staircase with double radiator, new flooring with access to yard.

LANDING (doors off to bedrooms one, two, three and lounge):

Built in cupboard with access to loft hatch and meter. There is potential scope to extend into the loft space.

BEDROOM ONE: 14'0 into coves x 17'9 into bay (4.27m into coves x 5.41m into bay)

Spacious light and airy room with new flooring, original skirting, high ceiling, new double glazed bay window to the front, original marble fireplace, ceiling rose, double radiator.

BEDROOM TWO: 8'10 x 7'8 (2.69m x 2.32m)

Double glazed window to the front, double radiator, new flooring.

BEDROOM THREE: 11'3 x 7'7 (3.42m x 2.31m)

Double glazed window to the rear, double radiator, new flooring.

SHOWER ROOM/WC: 5'9 x 5'6 (1.74m x 1.68m)

Brand new white three-piece suite comprising a wash hand basin, set in vanity unit, step in shower cubicle with mains shower, low level WC, heated towel rail, new flooring, double glazed frosted window to the rear.

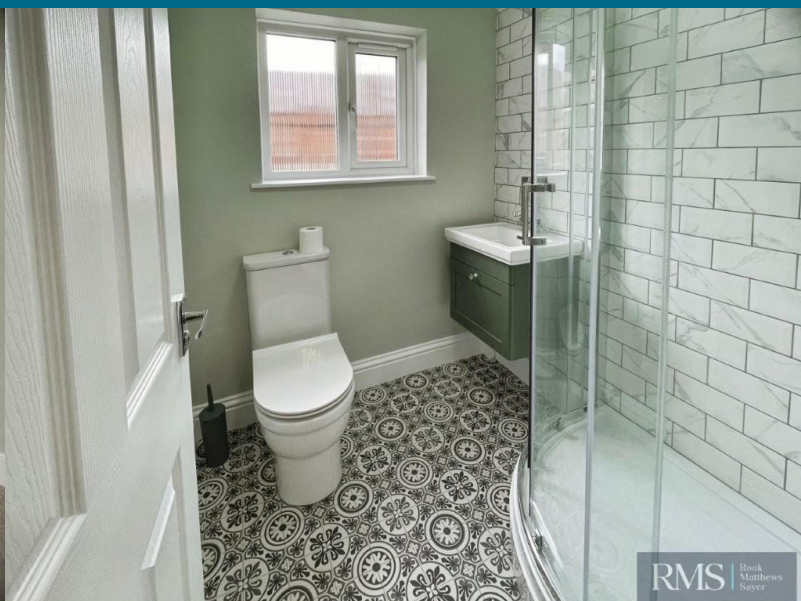
REAR YARD:

South facing and private.

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre
Mobile Signal Coverage Blackspot: No
Parking: On Street

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

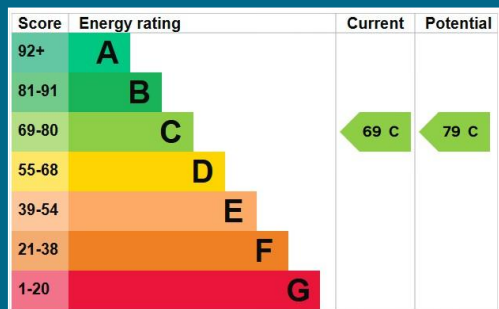
Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 years from 23 August 1985
Ground Rent: Peppercorn
Service Charge: N/A

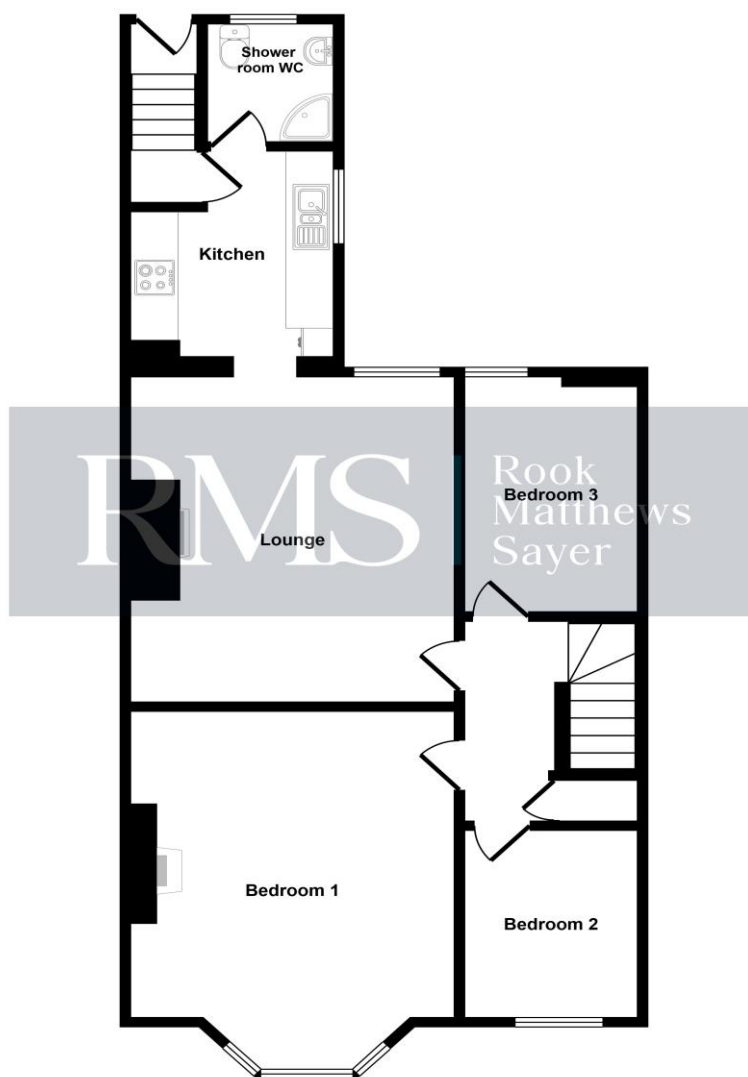
COUNCIL TAX BAND: B

EPC RATING: C

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Approx Gross Internal Area
74 sq m / 802 sq ft



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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