



Park Terrace | West Moor | NE12 7EN

Offers Over £115,000

Presenting a delightful ground floor flat, situated in a prime residential location and offering move-in ready accommodation on Park Terrace in West Moor. Step inside to a welcoming hallway with useful storage cupboards leading to a generous lounge diner with feature fireplace, ideal for relaxing and entertaining. The kitchen is both stylish and functional with integral oven and hob and space for additional appliances sure to impress all culinary enthusiasts.

The bedroom is light and airy, a well-proportioned double giving ample floor space for free standing furniture. While the modern bathroom boasts a bath plus a separate step in shower cubicle catering to both preferences.

Additional benefits include garden to the front, private rear yard and no onward chain.

Ideally situated with an array of amenities, excellent transport links to Newcastle City Centre and the coast and bus routes providing further links to surrounding areas.

An ideal starter or retirement purchase combining space, practicality and convenience, internal inspection a must to appreciate.

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Delightful Ground Floor Flat

Highly Desirable Location

Move In Condition

Private Yard To The Rear

No Upper Chain

EPC: TBC

Council Tax: A

Leasehold: 957 Years remaining

ENTRANCE HALLWAY: Accessed via a composite entrance door, the hallway benefits from two built-in storage cupboards and a radiator.

LOUNGE: 12'0 x 18'5, (3.65m x 5.61m). A spacious reception room featuring a double-glazed window to the front, a built-in cupboard, alcove, inglenook fireplace, double radiator, and tiled flooring.

KITCHEN: 11'7 x 7'1, (3.53m x 2.15m). Fitted with a range of wall and base units with complementary work surfaces incorporating a single drainer sink unit. Integrated appliances include an electric oven, gas hob, and extractor hood. There is also a wall-mounted combination boiler, with space provided for a fridge freezer and washing machine. A double-glazed window and double-glazed door to the rear provide access to the rear yard.

BEDROOM ONE: 13'0 x 11'4, (3.96m x 3.45m). Featuring a double-glazed window to the front, radiator, and alcoves.

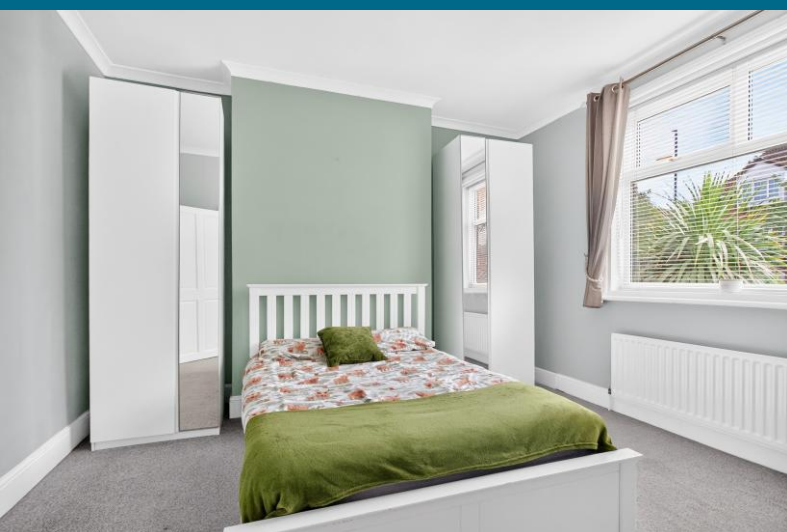
FAMILY BATHROOM: Comprising a panelled bath, step-in mains-fed shower cubicle, floating wash hand basin set within a vanity unit, heated towel rail, and low-level WC. Further benefits include recessed spotlights, an extractor fan, a frosted double-glazed window to the front elevation, a radiator, tiled flooring, and partially tiled walls.

EXTERNALLY: To the rear is an enclosed yard benefiting from an external water supply and gated access.

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Cable
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.

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.

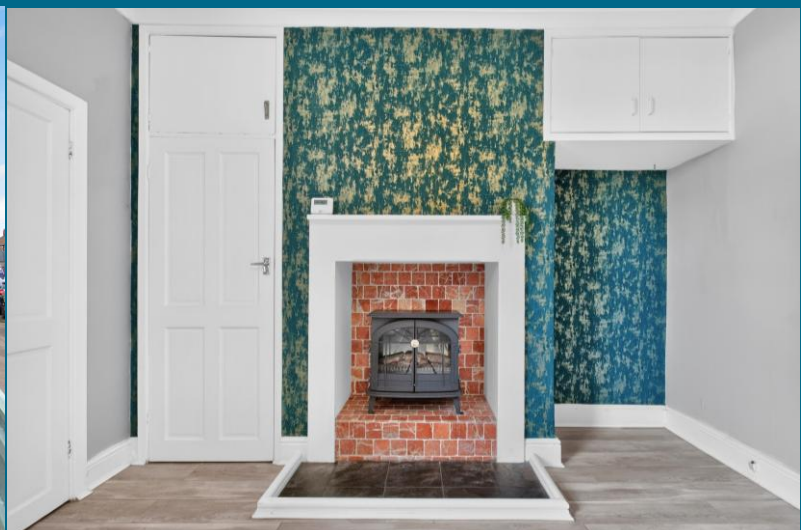
TENURE

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 13/01/1984
Ground Rent: £10 per annum
Service Charge: N/A

COUNCIL TAX BAND: A

EPC RATING: TBC

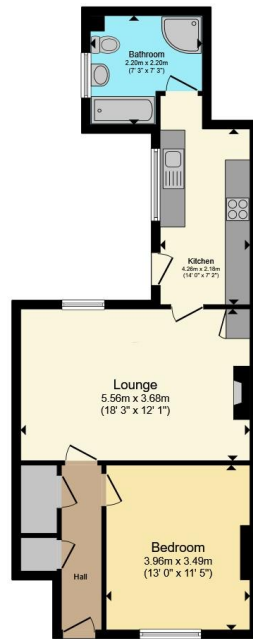
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Ground Floor

Total floor area 58.7 m² (631 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.io

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	73 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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