



Brennan Close, Seymour Park, Newcastle upon Tyne NE15 7PR

Asking Price: £370,000

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Detached House

Conservatory

Three Bedrooms

Garage & Garden

Each Bedrooms has En Suite

Driveway for Multiple Vehicles

For any more information regarding the property please contact us today

Room Descriptions

Hallway

Double glazed window to the side. Stairs to first floor landing. Two radiators.

WC

Frosted double glazed window to the side. Low level WC. Vanity wash hand basin.

Lounge 18' 1" into bay x 12' 11" into bay (5.51m x 3.93m)

Double glazed bay window to the front. Spotlights. Radiator.

Kitchen 17' 11" x 14' 3" max (5.46m x 4.34m)

Double glazed window to the rear. Central island. Storage cupboard. Spotlights. Gas cooker point. Inset sink. Integrated dishwasher, fridge/freezer and washing machine. Two radiators.

Conservatory 18' 6" x 12' 6" (5.63m x 3.81m)

Skylight. Spotlights. Two radiators. French door to the rear.

First Floor Landing

Frosted double glazed window to the side. Storage cupboard. Loft access. Radiator.

Master Bedroom 18' 1" max x 16' 2" (5.51m x 4.92m)

Double glazed window to the front. Fitted wardrobe. Radiator. Access to en suite.

En Suite 8' 1" x 6' 6" (2.46m x 1.98m)

Frosted double glazed window to the rear. Shower cubicle. Vanity wash hand basin. Low level WC. Heated towel rail.

Bedroom Two 11' 2" x 11' 4" (3.40m x 3.45m)

Double glazed window to the front. Fitted wardrobe. Radiator. Access to en suite.

En Suite 6' 4" x 4' 10" (1.93m x 1.47m)

Frosted double glazed window to the front. Shower cubicle. Vanity wash hand basin. Low level WC. Radiator.

Bedroom Three 12' 1" x 7' 11" (3.68m x 2.41m)

Double glazed window to the rear. Fitted wardrobe. Radiator.

En Suite 7' 11" x 4' 1" (2.41m x 1.24m)

Frosted double glazed window to the rear. Shower cubicle. Vanity wash hand basin. Low level WC. Heated towel rail.

External

Large driveway to the front, with space for multiple vehicles. Garage. Garden to rear.

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This large modern detached house is for sale on a modern estate in Seymour Park. The property is presented in a very good condition throughout, and offers many features. To the ground floor, the property benefits from a lounge, kitchen, WC and conservatory which leads directly to the rear garden. The kitchen includes a central island and integrated appliances, forming a functional space for cooking and everyday use.

Upstairs, each bedroom features built in wardrobes and each has access to an en suite shower room.

To the front is a large driveway providing parking for multiple vehicles, together with a covered area in front of the garage. The rear garden features both paved and grassed areas.

Early viewing is recommended.

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.

Council Tax Band: D
EPC Rating: C

AGENTS NOTE

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

PRIMARY SERVICES SUPPLY

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

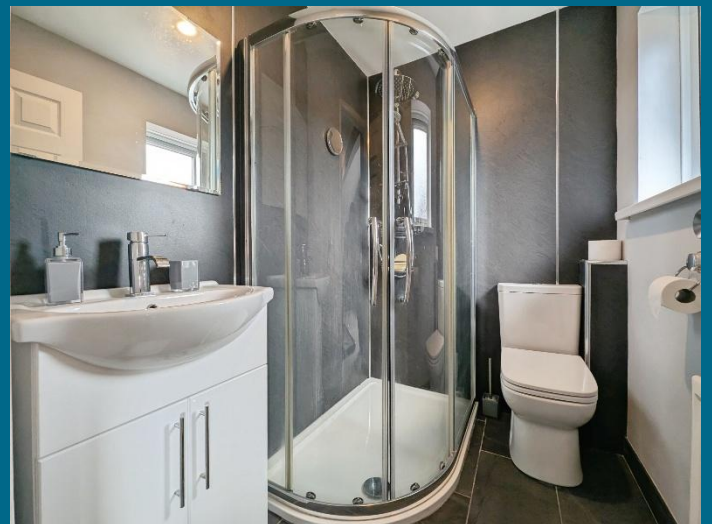
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Floor Plan – To Follow

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 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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