



Farndale Road, Benwell, Newcastle upon Tyne NE4 8TY

Asking Price: £150,000

Investment Opportunity - Pair of Flats

RMS | Rook
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Pair of Flats

One Reception Room to Each Flat

Two Bedrooms to Each Flat

Rear Yard

For any more information regarding the property please contact us today

Room Descriptions

Ground Floor Flat

Entrance Hallway

Lounge 16' 3" into bay x 12' 10" max (4.95m x 3.91m)
Double glazed bay window to the front. Radiator. Opens into kitchen.

Kitchen 10' 11" x 10' 0" (3.32m x 3.05m)
Gas cooker point. Sink/drain. Plumbed for wash machine. Radiator.

Rear Hallway

Door to the rear. Storage cupboard.

Bedroom One 12' 2" x 10' 9" (3.71m x 3.27m)
Double glazed window to the rear. Radiator.

Bedroom Two 8' 10" x 6' 2" (2.69m x 1.88m)
Double glazed window to the rear. Radiator.

Bathroom 6' 2" x 5' 10" (1.88m x 1.78m)
Panelled bath. Low level WC. Pedestal wash hand basin. Extractor fan.

First Floor Flat

Entrance 21' 1" x 7' 3" (6.42m x 2.21m)
Stairs to first floor landing. Door to the rear. Radiator.

First Floor Landing

Double glazed window to the front.

Lounge 16' 8" into bay x 12' 10" (5.08m x 3.91m)
Double glazed bay window to the front. Radiator. Opens into kitchen.

Kitchen 12' 8" x 9' 1" (3.86m x 2.77m)
Sink/drain. Plumbed for washing machine. Radiator.

Bedroom One 12' 2" x 9' 7" (3.71m x 2.92m)
Double glazed window to the rear. Radiator.

Bedroom Two 8' 10" x 7' 3" (2.69m x 2.21m)
Double glazed window to the rear. Radiator.

Bathroom 9' 1" x 8' 1" (2.77m x 2.46m)
Frosted double glazed window to the rear. Panelled bath with shower over. Pedestal wash hand basin. Low level WC. Extractor fan. Radiator.

External

Yard to rear.

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Located in Benwell is this pair of flats. The ground floor flat is available for sale with tenants in situ, we have not had sight of the tenancy agreement. The first floor flat has vacant possession. The accommodation to the ground floor flat briefly comprises of entrance, lounge opening into kitchen, rear hallway, two bedrooms and bathroom. To the first floor flat is an entrance with stairs leading to first floor landing, lounge opening into kitchen, rear hallway, two bedrooms and bathroom. Externally, there is a yard to the rear.

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.

Early viewing is recommended.

Council Tax Band: A for each flat
EPC Rating: D for each flat

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: 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.

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

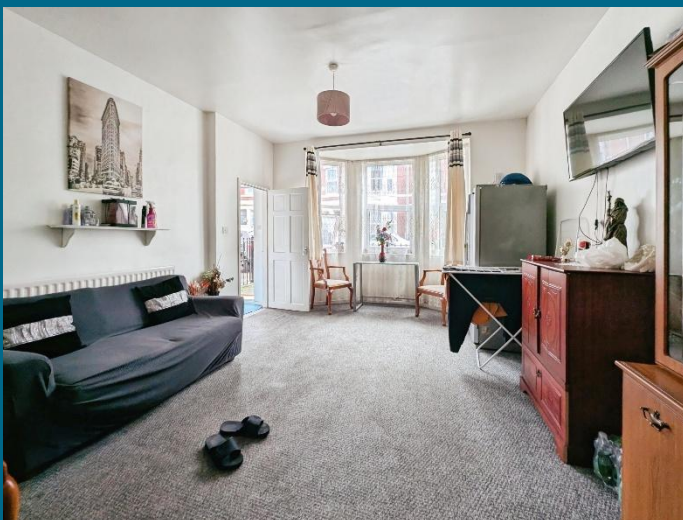
ACCESSIBILITY

This property has no accessibility adaptations.

TENURE

Freehold – It is understood that both flats are held on one Freehold title. Should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

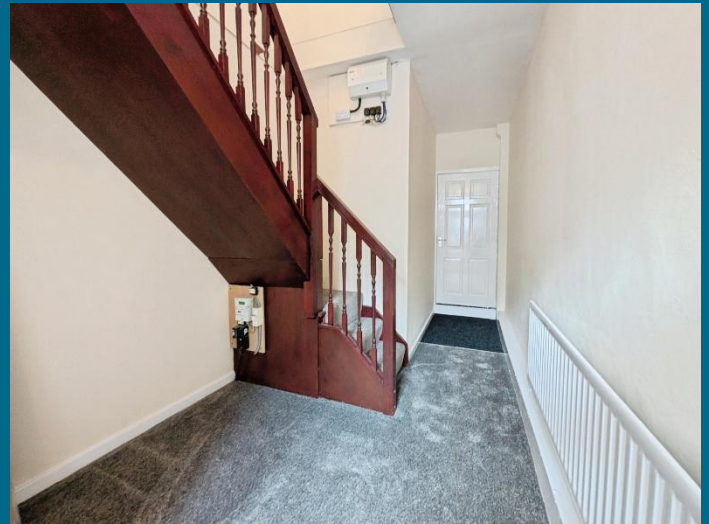
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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.