

Mardale Road, Slatyford

Asking Price: £140,000

Offering bright accommodation with practical family space and a garden, is this mid terraced house with no chain located in Slatyford.

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Mid Terraced

Gardens to Front & Rear

Three Bedrooms

Allocated Parking Bay

For any more information regarding the property please contact us today

Room Descriptions

Hallway
Double glazed window to the front. Radiator.

Lounge 18' 10" x 11' 5" max (5.74m x 3.48m)
Dual aspect. Double glazed windows to the front and rear. Radiator.

Kitchen 15' 1" x 12' 0" (4.59m x 3.65m)
Double glazed window to the rear. Sink/drainer. Gas hob. Electric oven. Storage cupboard. Spotlights. Door to the rear.

First Floor Landing
Storage cupboard.

Bedroom One 12' 4" x 11' 6" (3.76m x 3.50m)
Double glazed window to the front. Loft access. Storage cupboard. Radiator.

Bedroom Two 12' 5" x 8' 11" (3.78m x 2.72m)
Double glazed window to the front. Fitted wardrobe. Radiator.

Bedroom Three 8' 2" x 8' 2" (2.49m x 2.49m)
Double glazed window to the rear. Storage cupboard. Radiator.

Bathroom 10' 8" max x 6' 1" (3.25m x 1.85m)
Two frosted double glazed windows to the rear. Panelled bath. Vanity wash hand basin. Low level WC. Radiator.

External
Allocated parking bay. Gardens to the front and rear.

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The ground floor features a generous dual aspect lounge, with windows to the front and rear providing good natural light. Off the hallway is a modern kitchen fitted with contemporary white units, integrated oven and hob, tiled flooring and space for a dining table. There is a door opening directly to the rear garden, ideal for everyday access and outdoor dining.

Upstairs are three bedrooms, including a double bedroom with a fitted wardrobe and two further bedrooms suitable for children, guests or home working. The bathroom includes a white suite with bath, WC and wash basin, finished with tiled walls.

Outside, the property has a lawned front garden and an enclosed rear garden with both patio and lawn, offering scope for landscaping, play space or vegetable beds. There is also the provision of an allocating parking bay.

Mardale Road lies within a residential area of Newcastle upon Tyne, convenient for local shops and amenities in nearby Westerhope and Cowgate. Schools in the wider NE5 area include primary and secondary options within a short drive. Outdoor space is well served by Denton Dene and the Town Moor, both accessible by car or bus.

Public transport links are available via local bus routes on the surrounding roads, connecting to Newcastle city centre in around 20–25 minutes, for rail services from Newcastle Central Station across the region and beyond. Road links to the A1 Western Bypass are within easy reach for commuting.

Council Tax Band: A
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: Allocated Bay

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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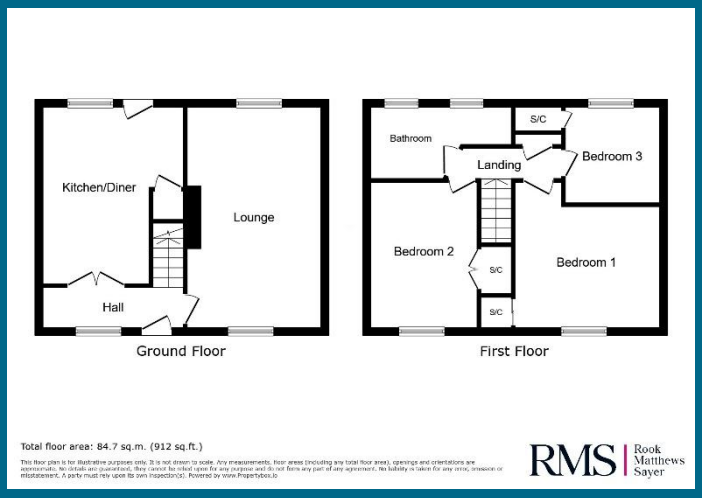
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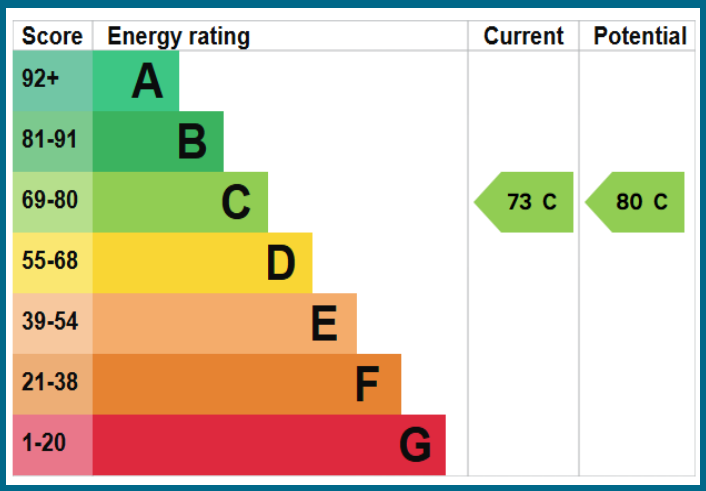
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The Property Ombudsman

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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