



Gishford Way Blakelaw

- Modern End Terraced House
- No Chain
- Three Bedrooms
- Two Reception Rooms
- Conservatory

Asking Price: £110,000

0191 274 4661
380 West Road, Fenham, NE4 9RL

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
fenham@rmsestateagents.co.uk



GISHFORD WAY, BLAKELAW, NEWCASTLE UPON TYNE NE5 3RW

PROPERTY DESCRIPTION

Offered for sale with no chain is this modern style end terraced house, located in Blakelaw. The accommodation to the ground floor briefly comprises of porch, hallway, dining room, lounge, conservatory, kitchen and utility. To the first floor is a landing, three bedrooms, bathroom and separate WC. Externally, there are gardens to the front and rear.

The property benefits from double glazing where stated.

The property is situated close to schools and local amenities, together with 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

EPC Rating: TBC

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: ADSL

Mobile Signal Coverage Blackspot: No

Parking: On Street Parking



MINING

It is not known if the property is situated on a coalfield. It is also not known if the property has been directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

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.

AGENTS NOTE

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.



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Porch

Hallway

Stairs to first floor landing. Two storage cupboards.

Lounge 13' 4" x 9' 11" (4.06m x 3.02m)

Single glazed window to the conservatory. Storage cupboard. Radiator.

Dining Room 14' 3" x 7' 10" (4.34m x 2.39m)

Single glazed window to conservatory. Door to conservatory. Radiator.

Conservatory 21' 1" x 6' 0" (6.42m x 1.83m)

French doors to the rear.

Kitchen 8' 2" x 8' 8" (2.49m x 2.64m)

Double glazed window to the front. Sink/drainer.

Utility

Plumbed for washing machine.

First Floor Landing

Double glazed window to the front. Storage cupboard. Loft access.

Bedroom One 10' 6" x 8' 6" (3.20m x 2.59m)

Double glazed window to the rear. Radiator.

Bedroom Two 10' 5" x 6' 8" (3.17m x 2.03m)

Double glazed window to the rear. Radiator.

Bedroom Three 11' 1" x 10' 10" (3.38m x 3.30m)

Double glazed window to the rear. Radiator.

Bathroom

Frosted double glazed window to the front. Pedestal wash hand basin. Panelled bath with shower over. Radiator.

WC

Frosted double glazed window to the front. Low level WC.

External

Gardens to the front and rear.

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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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