



Magnolia Drive Blakelaw

- 50% Shared Ownership
- Semi Detached House
- Three Bedrooms
- Ground Floor WC
- En Suite Shower Room

Offers Over: £100,000

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MAGNOLIA DRIVE, BLAKELAW, NEWCASTLE UPON TYNE NE5 3QF

PROPERTY DESCRIPTION

50% Shared Ownership

Offered for sale is this semi detached house on a modern estate in Blakelaw. The accommodation to the ground floor briefly comprises of hallway, lounge, inner hallway, WC and kitchen. To the first floor is a landing, master bedroom with en suite shower room, two further bedrooms and bathroom. Externally, there is a driveway to the front and garden to the rear.

The property benefits from double glazing throughout.

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: B

EPC Rating: B

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway



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.

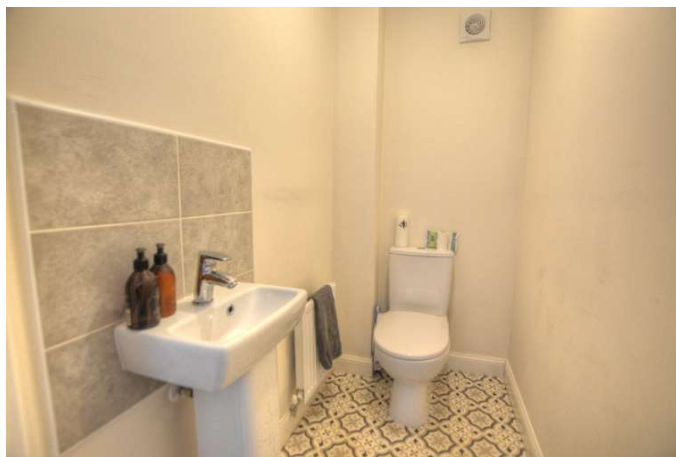
TENURE

It is understood that this property is Shared Ownership. 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.

Share For Sale: 50%

Rent Payable on Remaining Share: £332.37 per month

No ground rent or service charge.



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Hallway

Stairs to first floor landing. Radiator.

Lounge 12' 11" x 11' 9" (3.93m x 3.58m)

Double glazed window to the front. Radiator.

Inner hallway

Storage cupboard.

WC

Low level WC. Pedestal wash hand basin. Extractor fan. Radiator.

Kitchen 14' 11" x 9' 10" (4.54m x 2.99m)

Double glazed window to the rear. Plumbed for washing machine. Sink/drain. Electric oven. Gas hob. Extractor hood. French door to the rear. Radiator.

First Floor landing

Loft access. Radiator.

Bedroom One 11' 9" x 15' 1" into wardrobe (3.58m x 4.59m)

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

En Suite Shower Room

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

Bedroom Two 10' 7" into wardrobe x 8' 10" (3.22m x 2.69m)

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

Bedroom Three 9' 7" x 6' 11" (2.92m x 2.11m)

Double glazed window to the rear. Radiator.

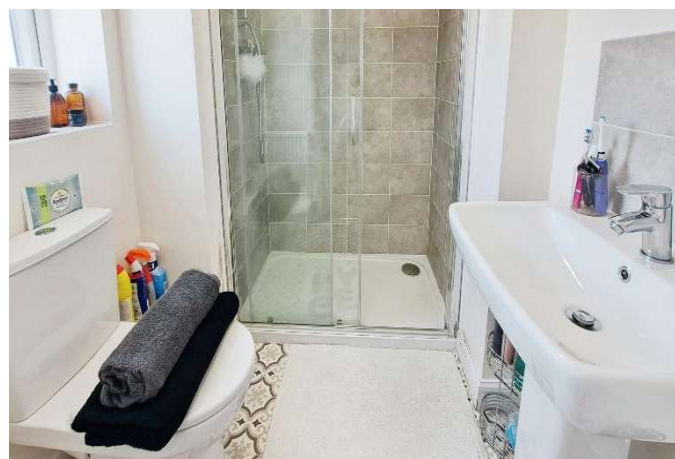
Bathroom 6' 5" x 5' 7" (1.95m x 1.70m)

Panelled bath. Low level WC. Pedestal wash hand basin. Extractor fan.


External

Driveway to the front. Rear garden.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

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.

16 Branches across the North-East

