



## Tamworth Road

### Arthurs Hill

- First Floor Flat
- No Chain
- Three Bedrooms
- One Reception Room
- Shared Rear Yard

**Offers Over: £90,000**

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**TAMWORTH ROAD, ARTHURS HILL, NEWCASTLE UPON TYNE NE4 5AS**

**PROPERTY DESCRIPTION**

Offered with no chain is this first floor flat located in Arthurs Hill. The accommodation briefly comprises of entrance with stairs to first floor landing, lounge, kitchen, inner hallway, bathroom and three bedrooms. Externally, there is a shared yard to the rear, which has two areas separated by fence and individual gates to each area.

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: A

EPC Rating: E

**PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

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 leasehold. 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.

Length of Lease: 92 years remaining as at May 2024

Management Fee: £60 per annum

FN00009517/SJP/SP/24052024/V.3





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#### Entrance

Stairs leading to first floor landing.

#### First Floor Landing

#### Lounge 15' 2" x 12' 3" max (4.62m x 3.73m)

Double glazed window to the front. Radiator.

#### Kitchen 10' 9" x 7' 3" (3.27m x 2.21m)

Double glazed window to the rear. Sink/drain. Plumbed for washing machine. Gas cooker point. Kitchen.

#### Inner Hallway

Door to the rear.

#### Bedroom One 13' 8" x 13' 5" (4.16m x 4.09m)

Double glazed window to the front. Radiator.

#### Bedroom Two 9' 1" x 8' 2" (2.77m x 2.49m)

Double glazed window to the front. Radiator.

#### Bedroom Three 11' 0" x 9' 2" (3.35m x 2.79m)

Double glazed window to the rear. Radiator.

#### Bathroom

Frosted double glazed window to the rear. Low level WC. Pedestal wash hand basin. Panelled bath with shower over. Radiator.

#### External

Shared yard to the rear, which has two areas separated by fence and individual gates to each area.

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| Energy Efficiency Rating                           |          | Current                 | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |          |                         |           |
| (92-100)   | <b>A</b> |                         |           |
| (81-91)  | <b>B</b> |                         |           |
| (69-80)  | <b>C</b> |                         |           |
| (55-68)  | <b>D</b> |                         | 63        |
| (39-54)  | <b>E</b> | 46                      |           |
| (21-38)  | <b>F</b> |                         |           |
| (1-20)   | <b>G</b> |                         |           |
| <i>Not energy efficient - higher running costs</i> |          |                         |           |
| <b>England, Scotland &amp; Wales</b>               |          | 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.

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