



Tyne View, Lemington

- Mid terrace house
- Two bedrooms
- Two reception rooms
- Ensuite to main bedroom
- No onward chain

£115,000



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Tyne View, Lemington, NE15 8RA

This charming terraced property offers no onward chain and is located on Tyne View in Lemington. Internally the property comprises an entrance lobby, hallway leading to lounge, kitchen, and dining room. The first floor offers two bedrooms, with ensuite facilities to the main bedroom. There is also a three piece bathroom/w.c.

Externally there is a lawn garden to the front and enclosed yard to the rear.

The property is within one mile to quality schools, shops, and amenities, with good access to public transport routes to and from Newcastle City Centre, the Metro Centre, the A1 and A69 motorways.

Rook Matthews Sayer would highly recommend an internal viewing to appreciate the accommodation and location on offer.

Entrance Lobby
Door to hall.

Hallway
Central heating radiator and stairs up to the first floor.

Lounge 13' 6" x 12' 4" (4.11m x 3.76m)
Double glazed window to the front, central heating radiator and television point.

Dining Room 13' 8" Into alcove x 12' 1" Plus large recess (4.16m x 3.68m)
Double glazed window to the rear, central heating radiator and storage cupboard.

Kitchen 9' 11" x 7' 2" (3.02m x 2.18m)
Fitted with a range of wall and base units with work surfaces over, part tiled walls, stainless sink with mixer tap and drainer, integrated hob, and oven, plumbing for an automatic washing machine and dishwasher, tiled flooring, double glazed window to the rear and door to inner lobby and storage cupboard with access to the rear yard.

Landing
Loft access.

Bedroom One 17' 3" x 11' 11" (5.25m x 3.63m)
Double glazed window to the front, central heating radiator, feature fireplace and storage cupboard.

Bedroom Two 12' 2" x 11' 7" (3.71m x 3.53m)
Double glazed window to the rear and a central heating radiator.

Ensuite 10' 1" x 7' 2" (3.07m x 2.18m)
Walk in shower, pedestal wash hand basin with tiled splash back, chrome heated towel rail, central heating boiler, extractor fan and a double glazed window to the side.

Bathroom/w.c
Fitted with a three piece bathroom suite comprising low level w.c, vanity wash hand basin, panel bath, central heating radiator and a double glazed window to the rear.

Externally
Front Garden
Lawn garden with paved path to entrance.

Rear Yard
Enclosed yard with gated access.

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains – Gas
Sewerage: Mains
Heating: Mains – Gas
Broadband: None
Mobile Signal Coverage Blackspot: No
Parking: None

MINING
The property is not known to be on a coalfield and not known to be 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.

ACCESSIBILITY
This property has no accessibility adaptations:

- Wet room to ground floor
- Ramp to the rear yard

TENURE
Freehold – 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.

COUNCIL TAX BAND: A
EPC RATING: C

WD7820/BW/EM/18.06.2024/V.2



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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.

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