



Gorse Hill Way Blakelaw

- End Terraced Bungalow
- No Chain
- Two Bedrooms
- One Reception Room
- Gardens to Front & Rear

Offers Over: £100,000



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Gorse Hill Way

Blakelaw

GORSE HILL WAY, BLAKELAW, NEWCASTLE UPON TYNE NE5 3UD

PROPERTY DESCRIPTION

For sale with no chain is this end terraced bungalow located in Blakelaw. The accommodation briefly comprises of hallway, lounge, kitchen, two bedrooms and bathroom. Externally, there are gardens to the front and rear.

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: D

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 freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

Hallway

Storage cupboard. Radiator.

Lounge 16' 10" x 10' 11" (5.13m x 3.32m)

Single glazed window to the rear. Door to the rear. Radiator.

Kitchen 11' 0" x 7' 7" (3.35m x 2.31m)

Single glazed window to the front. Sink/drainer. Gas hob. Electric oven. Radiator.

Bedroom One 10' 10" x 7' 3" (3.30m x 2.21m)

Single glazed window to the front. Radiator.

Bedroom Two 10' 10" x 13' 7" (3.30m x 4.14m)

Single glazed window to the rear. Radiator.

Bathroom

Frosted single glazed window to the side. Walk in shower. Low level WC. Pedestal wash hand basin. Radiator.

External

Gardens to the front and rear.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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.

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