



Elder Grove Blakelaw

- Semi Detached House
- Master Bedroom with En Suite
- Two Further Bedrooms
- Ground Floor WC
- Driveway to Front

Asking Price: £190,000

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ELDER GROVE, BLAKELAW, NEWCASTLE UPON TYNE NE5 3QX

PROPERTY DESCRIPTION

For sale with no chain is this modern semi detached house located within Blakelaw. The accommodation to the ground floor briefly comprises of hallway, WC, kitchen and lounge. To the first floor is a landing, bedroom one with en suite shower room, two further bedrooms and family bathroom. Externally there is a driveway to the front, and garden to the rear.

The property benefits from gas central heating and 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 freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

The property is subject to a charge of £18 per year for maintenance of communal grassed areas.



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ELDER GROVE, BLAKELAW, NEWCASTLE UPON TYNE NE5 3QX

Hallway

Stairs to first floor landing. Storage cupboard. Radiator.

WC

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

Lounge 15' 2" x 15' 1" max (4.62m x 4.59m)

French doors to the rear. Storage cupboard. Radiator.

Kitchen 12' 2" x 8' 0" (3.71m x 2.44m)

Double glazed window to the front. High gloss units. Sink/drain. Gas hob. Electric oven. Extractor hood.

First Floor Landing

Storage cupboard. Loft access. Radiator.

Master Bedroom 11' 11" plus wardrobe x 8' 6" (3.63m x 2.59m)

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

En Suite

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

Bedroom Two 10' 1" x 8' 6" (3.07m x 2.59m)

Double glazed window to the front. Radiator.

Bedroom Three 8' 10" x 6' 5" (2.69m x 1.95m)

Double glazed window to the rear. Radiator.

Bathroom 7' 10" x 6' 3" (2.39m x 1.90m)

Frosted double glazed window to the front. Panelled bath. Pedestal wash hand basin. Low level WC. Radiator.

External

Driveway to the front. Garden to the rear.

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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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