



Letch Way, Lemington

- End terrace house
- Three bedrooms
- Modern fitted kitchen
- No onward chain
- Driveway to rear

£115,000



0191 267 1031
120 Roman Way, West Denton, NE5 5AD

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
westdenton@rmsestateagents.co.uk

Letch Way, Lemington, NE15 8BR

This charming end terrace house offers no onward chain and is situated on Letch Way in Lemington. Internally there is an entrance hall, lounge, modern fitted kitchen, and breakfast bar area. To the first floor there are three bedrooms and a bathroom room/w.c. Externally there are front and rear gardens. There is a driveway to rear providing off street parking. The property lies a short distance from the city centre which can be easily reached via numerous bus routes. Newcastle provides an excellent array of schooling, cultural and shopping facilities including the Metro Centre and Quayside. The A69 and A1 trunk roads are also close at hand. Rook Matthews Sayer would highly recommend an internal viewing to appreciate the accommodation and location on offer.

Entrance Hall

Central heating radiator, storage cupboard and stairs up to the first floor.

Lounge 17' 0" Max x 11' 3" Max (5.18m x 3.43m)

Double glazed window to the front, central heating radiator and television point.

Kitchen 10' 7" Plus recess x 8' 8" Max (3.22m x 2.64m)

Fitted with a range of wall and base units with work surfaces over, splash back tiles, 1 ½ bowl stainless steel sink with mixer tap and drainer, integrated appliances including electric hob with extractor hood over, eye level oven and grill, plumbing for an automatic washing machine and dishwasher, space for fridge and freezer, recessed downlights, tiled flooring and a double glazed window to the rear.

Breakfasting Kitchen

Breakfast bar with tiled splash back, tiled flooring, double glazed window and door leading to the rear.

Landing

Loft access and storage cupboard.

Bedroom One 12' 5" Plus storage cupboard x 10' 0" Plus recess (3.78m x 3.05m)

Double glazed window to the front, central heating radiator and storage cupboard.

Bedroom Two 10' 8" x 10' 1" (3.25m x 3.07m)

Double glazed window to the rear and a central heating radiator.

Bedroom Three 8' 0" x 7' 1" (2.44m x 2.16m)

Double glazed window to the front and a central heating radiator.

Bathroom/w.c

Fitted with a three piece white bathroom suite comprising low level w.c, pedestal wash hand basin, panel bath with shower over and screen, tiled walls and flooring, chrome heated towel rail and a double glazed window to the rear.

Externally

Front garden

Gravel garden with paving to entrance.

Rear garden

Enclosed garden with steps up to decked seating area and lawn.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains – Gas central heating

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Driveway

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.

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: TBC

WD7917/BW/EM/25.07.2024/V.1



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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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