



Binswood Avenue Blakelaw

- Mid Terraced House
- No Chain
- Three Bedrooms
- Gardens to Front & Rear

Asking Price: £120,000

0191 274 4661

380 West Road, Fenham, NE4 9RL

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www.rookmatthewssayer.co.uk
fenham@rmsestateagents.co.uk



BINSWOOD AVENUE, BLAKELAW, NEWCASTLE UPON TYNE NE5 3PN

PROPERTY DESCRIPTION

Offered for sale with no chain is this mid terraced house located in Blakelaw. The accommodation to the ground floor briefly comprises of hallway, lounge, kitchen and outhouse. To the first floor is a landing, three bedrooms, bathroom and separate WC. Externally, there are gardens to the front and rear.

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: C

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: ADSL

Mobile Signal Coverage Blackspot: No

Parking: On Street Parking



MINING

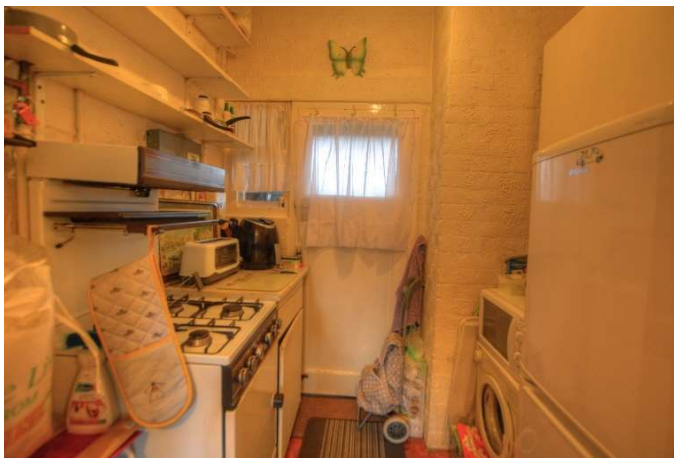
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search.

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.

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Hallway

Stairs to first floor landing. Gas wall heater.

Lounge 17' 10" x 11' 1" max (5.43m x 3.38m)

Dual aspect. Double glazed windows to the front and rear. Two radiators.

Kitchen 13' 3" x 9' 9" max (4.04m x 2.97m)

Two double glazed windows to the rear. Door to the rear. Plumbed for washing machine. Sink/drain. Storage cupboard. Gas wall heater.

Outhouse 6' 3" x 6' 11" (1.90m x 2.11m)

Gas cooker point. Door to the front.

First Floor Landing

Double glazed window to the rear.

Bedroom One 12' 0" x 11' 1" (3.65m x 3.38m)

Double glazed window to the rear. Radiator.

Bedroom Two 12' 0" x 9' 11" max (3.65m x 3.02m)

Double glazed window to the front. Storage cupboard. Radiator.

Bedroom Three 8' 11" x 7' 0" (2.72m x 2.13m)

Double glazed window to the rear. Storage cupboard. Gas wall heater.

Bathroom

Double glazed window to the rear. Panelled bath with shower over. Storage cupboard. Pedestal wash hand basin.

WC

Frosted double glazed window to the rear. Low level WC.

External

Gardens to the front and rear.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 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.

16 Branches across the North-East

