



## Ferndene Grove High Heaton

- A traditional ground floor flat
- Fully fitted kitchen
- 2 bedrooms
- Private lawned garden
- Close to shops, amenities and transport links
- Ideally suited for a first time buyer

Guide Price **£ 140,000**

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ROOK  
MATTHEWS  
SAYER

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# Ferndene Grove, High Heaton

A traditional 2 bedroom ground floor flat with private garden and driveway. The property is ideally suited for a first time buyer or investment opportunity and is conveniently located close to shops, amenities and transport links. It benefits from UPVC double glazing and gas fired central heating.

Briefly comprising entrance hallway, sitting room, fully fitted kitchen, 2 double bedrooms and a bathroom with shower. Externally to the rear is a private lawned garden with driveway to the front providing off street parking.

## ENTRANCE DOOR LEADS TO:

### ENTRANCE HALL

Double glazed entrance door, stripped floors, build in cupboard, radiator.

### SITTING ROOM 14'3 (into bay) x 12'7 (into alcove) (4.34 x 3.84m)

Double glazed bay window to front, feature fire place, dado rail, coving to ceiling, radiator, stripped floors.

### BREAKFAST KITCHEN 12'1 x 11'5 (L-Shaped) (3.68 x 3.48m)

Fitted with a range of wall and base units, 1 ½ bowl sink unit, built in electric oven, built in gas hob, extractor hood, space for automatic washer, tiled splash back, built in cupboard, wall mounted combination boiler, radiator, double glazed window, double glazed door.

### BEDROOM ONE 12'5 x 10'5 (3.78 x 3.18m)

Double glazed window to front, radiator.

### BEDROOM TWO 11'10 x 8'6 (plus alcove) (3.61 x 2.59m)

Double glazed window to rear, stripped floors, cast iron fireplace, radiator.

### BATHROOM/W.C.

Three piece suite comprising: panelled bath, pedestal wash hand basin, low level WC, tiled walls, radiator, double glazed frosted windows to rear.

### FRONT GARDEN

Driveway.

### REAR GARDEN

Laid mainly to lawn, fenced boundaries.

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: Driveway

## MINING (delete as appropriate)

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

Leasehold. It is understood that this property is leasehold.

Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

999 years from 2002 (977 years remaining)

Ground Rent: Peppercorn

Service Charge: N/A

## COUNCIL TAX BAND: A

## EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 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.

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16 Branches across the North-East



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