



Dukes Cottage, Newburn

- Mid terrace
- One bedroom
- Kitchen
- Bathroom/w.c
- No onward chain
- Requires updating

£85,000

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ROOK
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Dukes Cottage, Newburn, NE15 8PN

We offer to the market this mid terraced cottage in Newburn. The property does require updating. The accommodation briefly comprises of entrance hall, bathroom, kitchen, lounge, main bedroom and stairs up to loft room. Externally there is off street parking and lawn garden to the rear. The property is well located for the numerous local amenities in Newburn including local schools, shops, pubs, and leisure centre. The A1 and A69 trunk roads are also close at hand ensuring easy access to Newcastle and west towards Hexham. Newburn also enjoys good public transport with regular buses into Newcastle city centre.

The property is currently tenanted at £585 per month and the property is to be sold with the tenant in situ.

Hall
Central heating radiator.

Kitchen 5' 10" Max x 5' 9" Max (1.78m x 1.75m)
Fitted with a range of wall and base units with work surfaces over, integrated hob with oven below and extractor hood over, stainless steel sink with mixer tap and drainer, plumbing for an automatic washing machine and a double glazed window to the front.

Bathroom/W.C
Fitted with a three piece white coloured bathroom suite comprising low level w.c, pedestal wash hand basin, panel bath with shower over and a double glazed window.

Lounge 15' 5" x 15' 4" Including stairs and alcove (4.70m x 4.67m)
Double glazed window to the front, central heating radiator and television point.

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

Landing

Loft Room
Two sky lights.

Externally
Lawn garden to the rear.

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains – Gas
Broadband: None
Mobile Signal Coverage Blackspot: No
Parking: Off street parking

MINING
The property is known to be on a coalfield and 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.

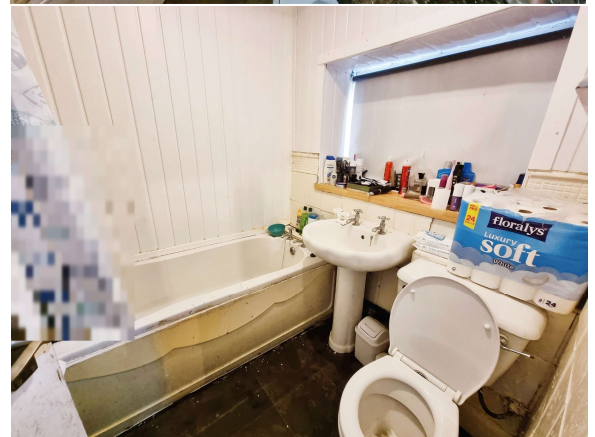
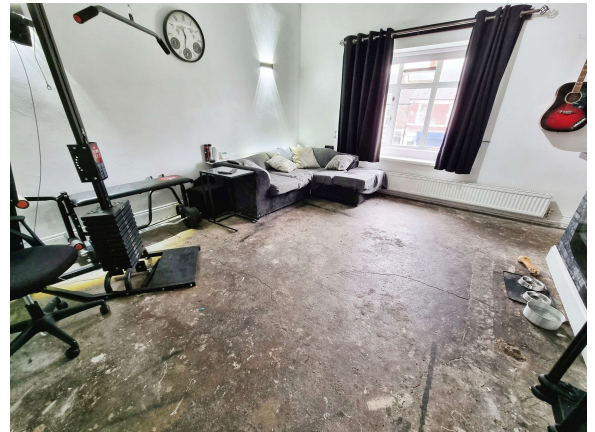
TENURE
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

EPC RATING: D
COUNCIL TAX BAND: A

WD7995/BW/EM/07.10.2024/V.2

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

16 Branches across the North-East

