



## Fouracres Road Cowgate

- Mid Terraced House
- Two Bedrooms
- Ground Floor WC
- Driveway
- Gardens to Front & Rear

**Offers Over: £95,000**

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**FOURACRES ROAD, COWGATE, NEWCASTLE UPON TYNE NE5 3AX**

**PROPERTY DESCRIPTION**

For sale in Cowgate is this mid terraced house. The accommodation to the ground floor briefly comprises of hallway, lounge, kitchen, inner hallway and WC. To the first floor is a landing, two bedrooms and bathroom. Externally, there is a driveway to the front and garden to the 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: Fibre  
Mobile Signal Coverage Blackspot: No  
Parking: Driveway



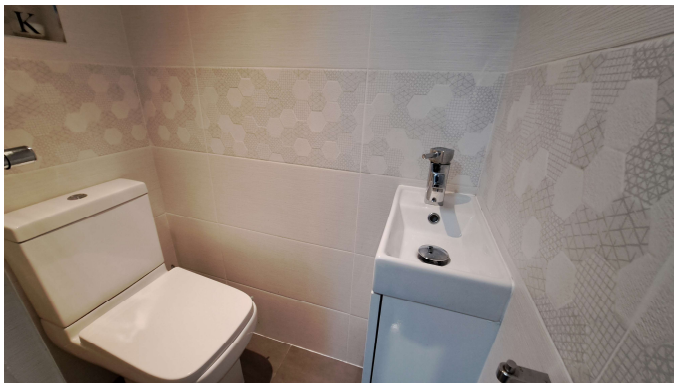
**MINING**

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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**FOURACRES ROAD, COWGATE, NEWCASTLE UPON TYNE NE5 3AX**

**Hallway**

Stairs to first floor landing. Radiator.

**Lounge 14' 9" x 11' 11" (4.49m x 3.63m)**

Double glazed window to the front. Radiator.

**Kitchen 12' 0" x 7' 0" (3.65m x 2.13m)**

Double glazed window to the rear. Sink/drainer. Plumbed for washing machine. Radiator.

**Inner Hallway**

Storage cupboard. Radiator. Door to the rear.

**WC**

Frosted double glazed window to the rear. Low level WC. Wash hand basin.

**First Floor Landing**

**Bedroom One 13' 8" x 10' 1" (4.16m x 3.07m)**

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

**Bedroom Two 13' 3" into wardrobe x 8' 10" (4.04m x 2.69m)**

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

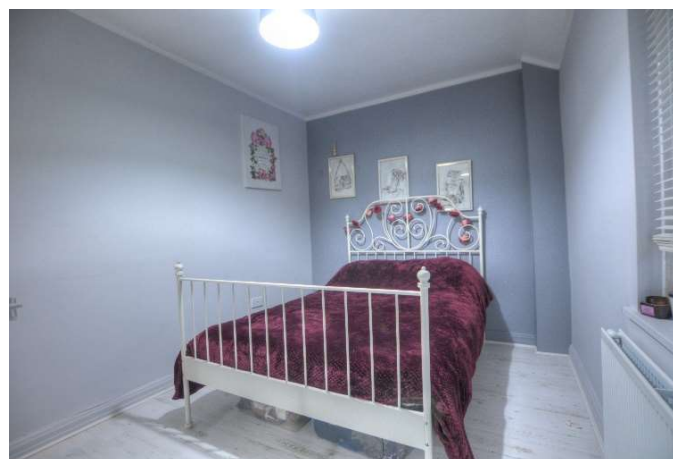
**Bathroom**

Frosted double glazed window to the rear. Panelled bath with shower over. Vanity wash hand basin. Low level WC. Spotlights. Heated towel rail.

**External**

Driveway to the front, with EV charging point. Garden to the rear.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	74 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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