



## Ullswater Way Slatyford

- End Terraced House
- Three Bedrooms
- Bathroom with Separate WC
- Rear Garden
- Driveway

**Asking Price: £140,000**

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## ULLSWATER WAY, SLATYFORD, NEWCASTLE UPON TYNE NE5 2SL

### PROPERTY DESCRIPTION

For sale with no chain is this end terraced house located in Slatyford. The accommodation to the ground floor briefly comprises of porch, hallway, lounge, kitchen, outhouse and rear porch. To the first floor is a landing, three bedrooms, bathroom and separate WC. Externally, there are gardens to the front and rear, driveway to the rear and a detached garage.

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: TBC

### 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.

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.



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#### Porch

#### Hallway

Stairs to first floor landing. Radiator.

#### Lounge 20' 8" x 9' 8" (6.29m x 2.94m)

Double glazed bay window to the front. Double glazed window to the rear. Radiator.

#### Kitchen 13' 3" x 11' 11" (4.04m x 3.63m)

Double glazed window to the rear. One and a half bowl sink/drain. Storage cupboard.

#### Outhouse

Accessed from rear garden.

#### Rear Porch

Door to the rear.

#### First Floor Landing

Double glazed window to the front.

#### Bedroom One 11' 11" into wardrobe x 11' 2" (3.63m x 3.40m)

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

#### Bedroom Two 13' 8" max x 9' 8" (4.16m x 2.94m)

Double glazed window to the rear. Radiator.

#### Bedroom Three 14' 10" x 6' 4" (4.52m x 1.93m)

Skylight. Radiator.

#### Bathroom 8' 9" max x 4' 11" (2.66m x 1.50m)

Frosted double glazed window to the rear. Panelled bath with shower over. Pedestal wash hand basin. Loft access. Radiator.

#### WC

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

#### External

Gardens to the front and rear. Driveway to the rear. Detached garage.

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**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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