



Featherwood Avenue

The Rise

- Semi Detached House
- No Chain
- Two Bedrooms
- Ground Floor WC
- Driveway

Offers Over: £150,000

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FEATHERWOOD AVENUE, THE RISE, NEWCASTLE UPON TYNE NE15 6BW

PROPERTY DESCRIPTION

Offered for sale with no chain is this semi detached house located on The Rise, which is a popular and modern estate. The accommodation to the ground floor briefly comprises of hallway, kitchen, lounge 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: B

EPC Rating: B

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: District Heating System

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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Hallway

Stairs to first floor landing. Storage cupboard. Radiator.

Kitchen 10' 0" x 6' 10" (3.05m x 2.08m)

High gloss units. Sink/drainer. Electric oven. Electric hob. Extractor hood.

Lounge 11' 7" max x 13' 7" (3.53m x 4.14m)

French door to the rear. Two radiators.

WC

Low level WC. Pedestal wash hand basin. Extractor fan. Radiator.

First Floor Landing

Bedroom One 13' 7" x 10' 7" max (4.14m x 3.22m)

Double glazed window to the rear. Radiator.

Bedroom Two 10' 1" max x 9' 11" (3.07m x 3.02m)

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

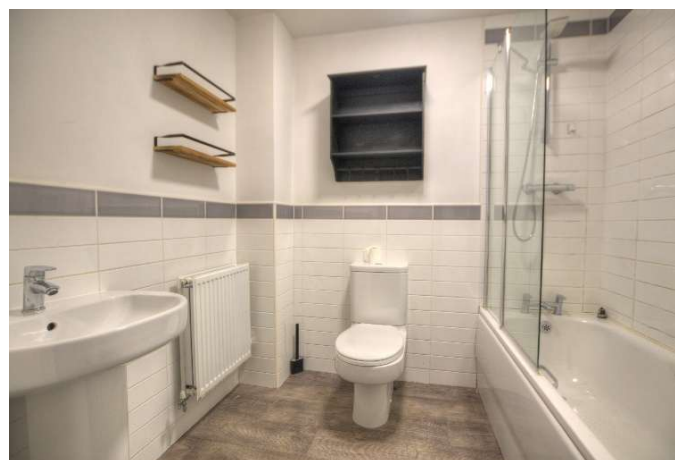
Bathroom 7' 4" x 5' 10" (2.23m x 1.78m)

Panelled bath with shower over. Low level WC. Pedestal wash hand basin. Extractor fan. Radiator.

External

Driveway. Garden to the rear.

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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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