



## Slatyford Lane Slatyford

- Detached House
- Three Bedrooms
- Lounge/Dining Room plus Conservatory
- Ground Floor Shower Room
- Gardens to Front, Side & Rear
- Shared Driveway Leading to Private Double Garage

**Offers Over: £265,000**

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## SLATYFORD LANE, SLATYFORD, NEWCASTLE UPON TYNE NE5 2UQ

### PROPERTY DESCRIPTION

Rare to the market is this well presented detached house located in Slatyford. The property has many features, including larger than average rooms, wrap around gardens and double garage.

The accommodation to the ground floor briefly comprises of hallway, dining room, lounge, conservatory, "L" shaped kitchen and shower room. To the first floor is a landing, three bedrooms and bathroom. Externally, there are gardens to the front, side and rear, together with large block paved area to the rear. Shared driveway giving access to private double 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: C

EPC Rating: E

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Hybrid Air Source Heat Pump

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Shared Driveway leading to Private Double Garage



### 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.

FN00009801/SJP/SP/03122024/V.2



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### Hallway

Stairs to first floor landing. Storage cupboard. Radiator.

### Dining Room 12' 8" x 10' 5" (3.86m x 3.17m)

Radiator. Opens into lounge.

### Lounge 12' 11" x 13' 3" (into bay) (3.93m x 4.04m)

Double glazed box bay window to the front. Radiator.

### Conservatory 11' 11" x 11' 1" (3.63m x 3.38m)

Door to the rear.

### Kitchen 19' 10" x 13' 8" (6.04m x 4.16m)

"L" shaped room. Double glazed windows to the side and rear. Sink/drain. High gloss units. Induction hob. Extractor hood. Plumbed for washing machine. Integrated microwave. Integrated electric oven. Integrated fridge freezer. Door to the rear. Radiator.

### Shower Room 6' 9" x 6' 7" (2.06m x 2.01m)

Frosted double glazed window to the front. Walk in shower cubicle. Pedestal wash hand basin. Low level WC. Radiator.

### First Floor Landing

### Bedroom One 15' 7" (max) x 10' 5" (4.75m x 3.17m)

Two double glazed windows to the front. Walk in wardrobe. Radiator.

### Bedroom Two 12' 6" (max) x 10' 5" (3.81m x 3.17m)

Double glazed window to the rear. Radiator.

### Bedroom Three 15' 9" x 6' 11" (4.80m x 2.11m)

Double glazed window to the front. Radiator.

### Bathroom 14' 1" x 5' 6" (4.29m x 1.68m)

Frosted double glazed window to the rear. Shower cubicle. Panelled bath. Pedestal wash hand basin. Low level WC. Radiator.

### External

Gardens to the front, side and rear, together with large block paved area to the rear. Shared driveway giving access to private double 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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