



Brighton Grove

Arthurs Hill

- Mid Terraced House
- No Chain
- Accommodation Over Three Floors
- Six Bedrooms
- Two Reception Rooms

Asking Price: £190,000

0191 274 4661

380 West Road, Fenham, NE4 9RL

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
fenham@rmsestateagents.co.uk



BRIGHTON GROVE, ARTHURS HILL, NEWCASTLE UPON TYNE NE4 5NT

PROPERTY DESCRIPTION

Available for sale with no chain is this mid terraced house in Arthurs Hill, with accommodation set over three floors. The ground floor accommodation briefly comprises of hallway, lounge, dining room (currently furnished as a bedroom), kitchen and shower room. To the first floor is a landing, four bedrooms, bathroom and WC. To the second floor is a landing and two bedrooms. Externally, there is a yard 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: C

EPC Rating: C



PRIMARY SERVICES SUPPLY

All services/appliances have not and will not be tested.

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: On Street Parking



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. Radiator.

Lounge 18' 7" into bay x 16' 0" max (5.66m x 4.87m)

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

Dining Room 15' 9" x 13' 11" max (4.80m x 4.24m)

Double glazed window to the rear. Coving. Radiator.

Kitchen 14' 3" x 12' 0" (4.34m x 3.65m)

Double glazed window to the rear. Door to the rear. Sink/drainier.

Shower Room

Frosted double glazed window to the rear. Shower cubicle.

First Floor Landing

Stairs to second floor landing.

Bedroom One 11' 3" x 13' 1" max (3.43m x 3.98m)

Double glazed window to the rear. Radiator.

Bedroom Two 13' 8" x 13' 10" (4.16m x 4.21m)

Double glazed window to the rear. Coving. Radiator.

Bedroom Three 15' 1" x 14' 4" max (4.59m x 4.37m)

Double glazed window to the front. Coving. Radiator.

Bedroom Four 10' 2" max x 14' 8" (3.10m x 4.47m)

Double glazed window to the front. Radiator.

Bathroom 8' 0" x 5' 3" (2.44m x 1.60m)

Frosted double glazed window to the rear. Panelled bath with shower over. Low level WC. Pedestal wash hand basin. Radiator.

WC

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

Second Floor Landing

Storage cupboard. Eaves storage.

Bedroom Five 20' 0" max x 12' 7" (6.09m x 3.83m)

Double glazed window to the front. Radiator.

Bedroom Six 11' 2" x 6' 10" (3.40m x 2.08m)

Skylight. Loft access. Radiator.

External

Rear yard.

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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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