



Castlesteads Way

The Rise

- Modern Mid Terraced House
- Accommodation Over Three Floors
- Master Bedroom with En Suite Shower Room
- Two Further Bedrooms
- Driveway

Offers Over: £195,000

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CASTLESTEADS WAY, THE RISE, NEWCASTLE UPON TYNE NE15 6EF

PROPERTY DESCRIPTION

Modern mid terraced house located on The Rise development, with accommodation over three floors. The accommodation to the ground floor briefly comprises of hallway, kitchen, WC and lounge. To the first floor is a large landing, two bedrooms and bathroom. To the second floor is a landing and master bedroom with en suite shower room. 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: C

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.

The property is subject to a charge of £130 per year for estate maintenance.

FN00009890/SJP/SP/23012025/V.2



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Hallway

Stairs to first floor landing. Radiator.

Kitchen 15' 0" x 10' 11" (4.57m x 3.32m)

Double glazed window to the front. Upgraded kitchen. Inset sink. Electric oven. Electric hob. High gloss units. Integrated dishwasher. Integrated washing machine. Integrated fridge freezer. Radiator.

WC

Low level WC. Wash hand basin. Radiator.

Lounge 14' 7" x 11' 4" (4.44m x 3.45m)

French doors to the rear. Radiator.



First Floor Landing

Double glazed window to the front. Stairs to second floor landing. Large landing area. Storage cupboard. Radiator.

Bedroom Two 14' 7" x 9' 4" (4.44m x 2.84m)

Double glazed window to the rear. Radiator.

Bedroom Three 9' 11" x 7' 3" (3.02m x 2.21m)

Double glazed window to the front. Radiator.

Bathroom 7' 2" x 6' 0" (2.18m x 1.83m)

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



Second Floor Master Bedroom 17' 6" max x 14' 7" (5.33m x 4.44m)

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

En Suite Shower Room 8' 0" x 5' 11" (2.44m x 1.80m)

Skylight. Shower cubicle. Pedestal wash hand basin. Low level WC. Eaves storage. Extractor fan. Radiator.



External

Driveway to the front. Garden to the rear.

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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	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.

16 Branches across the North-East

