



Pooley Road Slatyford

- Mid Terraced House
- No Chain
- Two Bedrooms
- Driveway
- Rear Garden

Offers Over: £115,000

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POOLEY ROAD, SLATYFORD, NEWCASTLE UPON TYNE NE5 2SX

PROPERTY DESCRIPTION

For sale with no chain is this mid terraced house located in Slatyford. The accommodation to the ground floor briefly comprises of hallway, lounge, kitchen and outhouse. To the first floor is a landing, two bedrooms, bathroom and separate WC. 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: 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.

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Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.

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Hallway

Stairs to first floor landing. Radiator.

Lounge 21' 3" x 12' 10" (6.47m x 3.91m)

Double glazed window to the front. French doors to the rear. Two radiators.

Kitchen 13' 3" x 11' 10" (4.04m x 3.60m)

Double glazed window to the front. Sink/drain. Gas hob. Electric oven. Extractor hood. Breakfast bar. Spotlights. Sliding door to the rear.

Outhouse

Door to the front.

First Floor Landing

Double glazed window to the front. Storage cupboard.

Bedroom One 11' 10" x 11' 5" into wardrobe (3.60m x 3.48m)

Dual aspect. Double glazed windows to the front and rear. Fitted wardrobe. Radiator.

Bedroom Two 13' 5" x 9' 5" max (4.09m x 2.87m)

Double glazed window to the front. Radiator.

Bathroom 8' 9" x 7' 5" (2.66m x 2.26m)

Frosted double glazed window to the rear. Shower cubicle. Panelled bath. Pedestal wash hand basin. Storage cupboard. Heated towel rail.

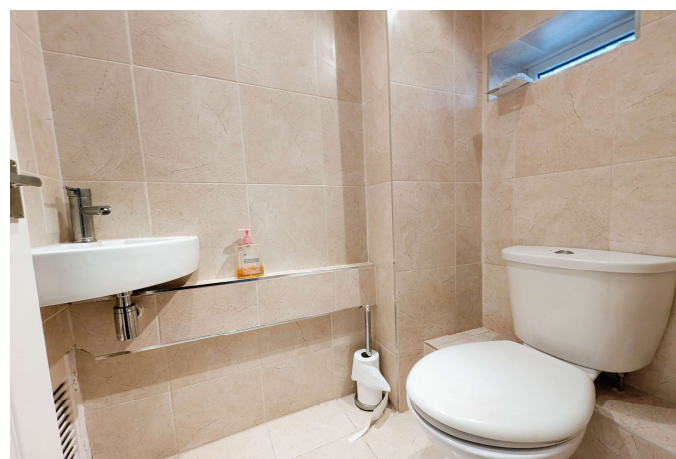
WC

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

External

Driveway to the front. 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.

16 Branches across the North-East

