



Prunus Walk City Edge

- Modern Semi Detached House
- No Chain
- Master Bedroom with En Suite Shower Room
- Two Further Bedrooms
- Driveway

Offers Over: £210,000

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PRUNUS WALK, CITY EDGE, NEWCASTLE UOPN TYNE NE5 3QW

PROPERTY DESCRIPTION

Available with no chain is this modern semi detached house located in City Edge. The accommodation to the ground floor briefly comprises of hallway, WC, lounge and kitchen. To the first floor is a landing, master bedroom with en suite shower room, two further bedrooms and bathroom. Externally, there is a driveway and garden to the side.

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: 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.

FN0008066/SJP/SP/18022025/V.2



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Hallway

Stairs to first floor landing. Two storage cupboards. Radiator.

WC

Low level WC. Vanity wash hand basin.

Lounge 16' 2" x 10' 1" (4.92m x 3.07m)

Double glazed windows to the side and front. Two radiators.

Kitchen 16' 2" x 10' 8" (4.92m x 3.25m)

Double glazed windows to the front and side. High gloss units. Integrated electric oven. Integrated fridge/freezer. Integrated dishwasher. Integrated washing machine. Extractor hood. Sink/drainer. French doors to the rear.

First Floor Landing

Loft access. Radiator.

Master Bedroom 12' 8" x 13' 9" max (3.86m x 4.19m)

Double glazed windows to the front and side. Radiator.

En Suite Shower Room 6' 9" x 4' 9" (2.06m x 1.45m)

Frosted double glazed window to the front. Shower cubicle. Pedestal wash hand basin. Low level WC. Extractor fan. Radiator.

Bedroom Two 12' 4" x 10' 3" max (3.76m x 3.12m)

Double glazed windows to the front and side. Storage cupboard. Radiator.

Bedroom Three 6' 9" x 7' 3" (2.06m x 2.21m)

Double glazed window to the side. Radiator.

Bathroom 7' 7" x 6' 3" (2.31m x 1.90m)

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

External

Driveway. Garden to the side.

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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	85 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.

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