



Tindal Close Arthurs Hill

- Mid Terraced House
- Three Bedrooms
- Two Reception Rooms
- Ground Floor WC
- Driveway & Rear Garden

Offers in Excess of: £165,000

0191 2744661
380 West Road, Fenham NE4 9RL

ROOK
MATTHEWS
SAYER

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



TINDAL CLOSE, ARTHURS HILL, NEWCASTLE UPON TYNE NE4 5RJ

Available for sale is this mid terraced house located in Arthurs Hill. The accommodation to the ground floor briefly comprises of hallway, dining room, lounge, kitchen and WC. To the first floor is a landing, three bedrooms and bathroom. Externally, there is a driveway to the front and garden to the rear.

The property benefits from a ducted air heating system, and double glazing throughout.

Early viewing is recommended.

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.

Tenure

It is understood that this property is freehold. Should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

Council Tax Band: A

EPC Rating: D

Hallway

Storage cupboard.

Dining Room 9' 11" x 9' 8" (3.02m x 2.94m)

Double glazed window to the rear. Opens into lounge.

Lounge 14' 9" x 10' 9" (4.49m x 3.27m)

French door to the rear. Storage cupboard.

Kitchen 9' 1" x 6' 11" (2.77m x 2.11m)

Double glazed window to the front. Sink/drain. Electric oven. Gas hob. Plumbed for washing machine.

WC

Low level WC. Wash hand basin. Extractor fan.

FN00009299/SJP/SP/28112023/V.1



TINDAL CLOSE, ARTHURS HILL, NEWCASTLE UPON TYNE NE4 5RJ

First Floor Landing

Loft access (fully boarded). Storage cupboard.

Bedroom One 10' 1" x 9' 11" plus wardrobe (3.07m x 3.02m)

Double glazed window to the rear. Fitted wardrobe.

Bedroom Two 11' 11" x 8' 8" (3.63m x 2.64m)

Double glazed window to the rear. Storage cupboard.

Bedroom Three 11' 6" x 9' 5" (3.50m x 2.87m)

Double glazed window to the front. Storage cupboard.

Bathroom

Frosted double glazed window to the front. Panelled bath with shower over. Shower cubicle. Low level WC. Vanity wash hand basin. Heated towel rail.


External

Driveway. Rear garden.

FN00009299/SJP/SP/28112023/V.1





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

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

