



## Caroline Cottages Slatyford

- End Terraced House
- Three Bedrooms
- Ground Floor Bathroom
- First Floor Shower Room
- Garden to Front

**Asking Price: £150,000**

0191 274 4661

380 West Road, Fenham, NE4 9RL

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## CAROLINE COTTAGES, SLATYFORD, NEWCASTLE UPON TYNE NE5 2TD

### PROPERTY DESCRIPTION

Available for sale is this end terraced house located in Slatyford. The accommodation to the ground floor briefly comprises of porch, hallway, lounge, kitchen diner, inner hallway and bathroom. To the first floor is a landing, three bedrooms and shower room. Externally, there is a garden to the front and yard to the rear.

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: D

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: On Street Parking

The property benefits from double glazing throughout.



### 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.

FN00009952/SJP/SP/19032025/V.1



**CAROLINE COTTAGES, SLATYFORD, NEWCASTLE UPON TYNE NE5 2TD**

**Porch**

**Hallway**

Stairs to first floor landing. Radiator.

**Lounge 16' 9" x 18' 6" (5.10m x 5.63m)**

Double glazed window to the front. Two radiators.

**Kitchen Diner 18' 9" x 13' 10" max (5.71m x 4.21m)**

Two double glazed windows to the rear. Plumbed for washing machine. Gas cooker point. Sink/drain. Radiator.

**Inner Hallway**

Door to the rear.

**Bathroom 9' 9" x 8' 1" (2.97m x 2.46m)**

Frosted double glazed window to the rear. Jack and Jill sink. Panelled bath with shower over. Low level WC. Shower cubicle. Heated towel rail. Spotlights.

**First Floor Landing**

Double glazed window to the rear. Loft access.

**Bedroom One 13' 1" max x 6' 11" into wardrobe (3.98m x 2.11m)**

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

**Bedroom Two 13' 10" x 8' 11" max (4.21m x 2.72m)**

Double glazed window to the front. Radiator.

**Bedroom Three 13' 8" x 9' 6" (4.16m x 2.89m)**

Double glazed window to the rear. Radiator.

**Shower Room**

Shower cubicle. Wash hand basin. Low level WC.

**External**

Garden to the front. Yard to the rear.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 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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