

Colwyne Place, Blakelaw, Newcastle upon Tyne NE5 3ST

Offers Over: £125,000

Modern style end terraced house for sale, located in Blakelaw. The accommodation to the ground floor briefly comprises of hallway, lounge and kitchen. To the first floor is a landing, two bedrooms and bathroom. Externally, there is a driveway to the front and garden 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: C

RMS | Rook Matthews Sayer



End Terraced House

Two Bedrooms

Driveway to the Front

Garden to the Rear

For any more information regarding the property please contact us today

Room Descriptions

Hallway
Double glazed window to the front. Stairs to first floor landing. Radiator.

Lounge 13' 6" x 11' 10" (4.11m x 3.60m)
French doors to the rear. Radiator.

Kitchen 10' 11" x 5' 11" (3.32m x 1.80m)
Double glazed windows to the side and rear. Sink/drainer. Plumbed for washing machine and dishwasher. Electric oven. Gas hob.

First Floor Landing
Loft access.

Bedroom One 11' 10" x 8' 11" (3.60m x 2.72m)
Double glazed window to the rear. Radiator.

Bedroom Two 9' 2" max x 11' 10" (2.79m x 3.60m)
Two double glazed windows to the front. Storage cupboard. Radiator.

Bathroom 6' 2" x 5' 8" (1.88m x 1.73m)
Frosted double glazed window to the side. Panelled bath with shower over. Vanity wash hand basin. Low level WC. Heated towel rail.

External
Driveway to the front. Garden to the rear.

T: 0191 274 4661
Fenham@rmsestateagents.co.uk

RMS | Rook Matthews Sayer

AGENTS NOTE
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: Full 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.

RESTRICTIONS AND RIGHTS
Listed? No
Conservation Area? No
Restrictions on property? No
Easements, servitudes or wayleaves? No
Public rights of way through the property? No

RISKS
Flooding in last 5 years: No
Risk of Flooding: Zone 1
Any flood defences at the property: No
Coastal Erosion Risk: Low
Known safety risks at property (asbestos etc...): No

BUILDING WORKS
Any known planning permissions or proposals in the immediate locality: No
Outstanding building works at the property: No

ACCESSIBILITY
This property has no accessibility adaptations.

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.

FN00010683/SJP/SP/FN00010683/V.2

T: 0191 274 4661
Fenham@rmsestateagents.co.uk













T: 0191 274 4661
Fenham@rmsestateagents.co.uk

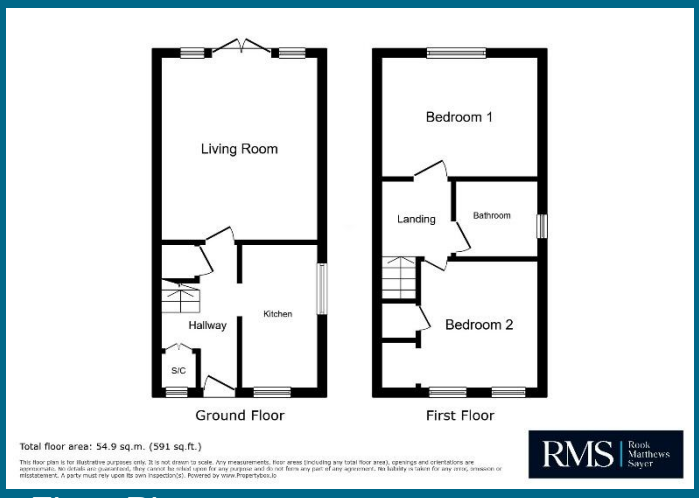
RMS | Rook Matthews Sayer



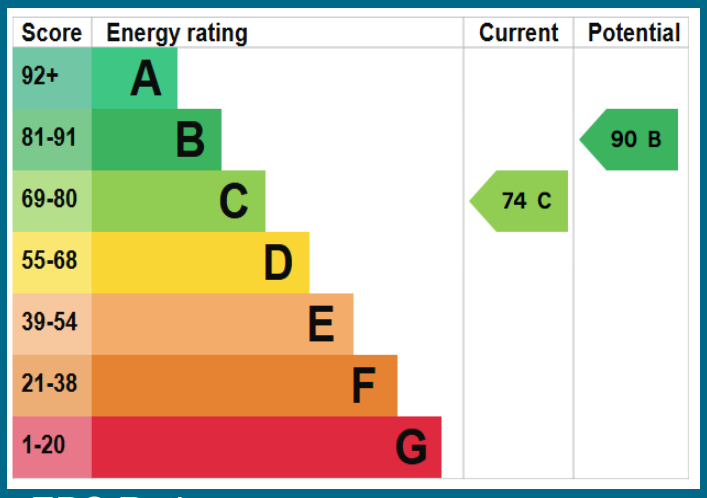








- Floor Plan



- EPC Rating

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.

The Property Ombudsman

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.

T: 0191 274 4661
Fenham@rmsestateagents.co.uk

RMS | Rook Matthews Sayer