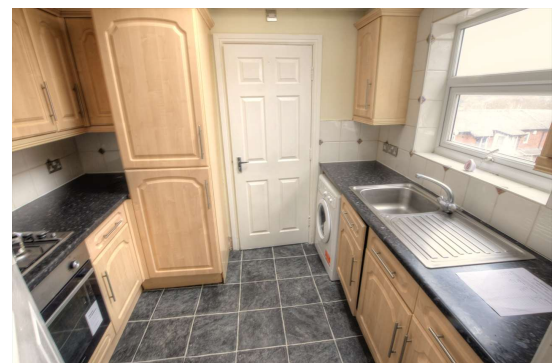




Warkworth Crescent, Newburn

- Maisonette
- Two bedrooms
- Fitted Kitchen
- No onward chain
- Bathroom/w.c

£45,000



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ROOK
MATTHEWS
SAYER

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Warkworth Crescent,

Newburn, NE15 8PL

We offer to the market this spacious two bedroom maisonette on Warkworth Crescent in Newburn.

The accommodation briefly comprises a communal hallway leading to the first floor, an entrance hallway, lounge, kitchen, bedroom, and bathroom. To the landing there is the main bedroom.

The property is close to quality schools, shops and amenities as well as access to good public transport routes, to and from Newcastle City Centre, Metro Centre and the A1 and A69.

Rook Matthews Sayer would highly recommend an internal viewing to appreciate the accommodation and location on offer.

Hall

Lounge 10' 10" Max x 10' 10" Into alcove (3.30m x 3.30m)

Double glazed window to the front, central heating radiator, spotlights to ceiling and feature fireplace.

Kitchen 9' 0" Max x 7' 3" Max (2.74m x 2.21m)

Fitted with wall and base units with work surfaces over, stainless steel sink with mixer tap and drainer, integrated gas hob with oven below and extractor hood over, part tiled walls and a double glazed window.

Bathroom

Fitted with a low level w.c, panel bath with shower over, pedestal wash hand basin, heated towel rail and a double glazed window.

Bedroom Two 11' 0" x 6' 10" (3.35m x 2.08m)

Double glazed window and a central heating radiator.

Inner Lobby

Double glazed window and stairs leading to:-

Bedroom One (Restricted head) 13' 2" To stairs x 12' 6" Max (4.01m x 3.81m)

Three double glazed skylights, two central heating radiators and fitted wardrobes.

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Leasehold 999 years from 4 April 2008

Council Tax Band: A

EPC Rating: D

WD7373/BW/EM/20.02.2023/V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	66 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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