



Birdhope Close

The Rise

- End Terraced House
- Modern Development
- Two Bedrooms
- Ground Floor WC
- Driveway & Rear Garden

Asking Price: £140,000

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BIRDHOPE CLOSE, THE RISE, NEWCASTLE UPON TYNE NE15 6BF

PROPERTY DESCRIPTION

Located on the popular modern development The Rise is this excellent first time buyer or family friendly end terraced house. The accommodation to the ground floor briefly comprises of hallway, lounge leading to kitchen/diner, inner hallway and WC. 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 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: B

EPC Rating: B

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: District Heating System

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway



MINING

It is not known if the property is situated on a coalfield. It is also not known if the property has been directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

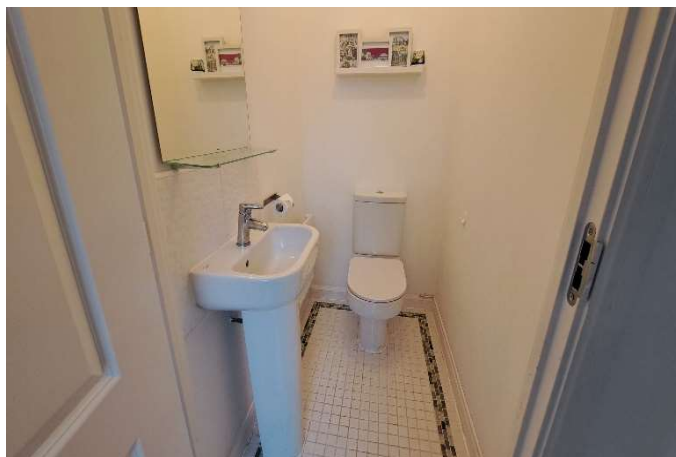
It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 145 years remaining as at February 2024

Ground Rent: £150 per annum

Service Charge: £140.47 per annum

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Hallway

Stairs to first floor landing. Radiator.

Lounge 14' 6" x 11' 2" (4.42m x 3.40m)

Double glazed window to the front. Storage cupboard. Radiator. Opens into kitchen/diner.

Kitchen/Diner 12' 9" x 11' 2" (3.88m x 3.40m)

Double glazed window to the rear. High gloss units. Electric hob. Electric oven. Extractor hood. Integrated dishwasher. Integrated fridge/freezer. Integrated washing machine. Radiator.

Inner Hallway

Door to the rear. Radiator.

WC

Low level WC. Pedestal wash hand basin. Radiator.

First Floor Landing

Loft access. Radiator.

Bedroom One 14' 8" max x 10' 8" (4.47m x 3.25m)

Two double glazed windows to the rear. Radiator.

Bedroom Two 14' 8" max x 10' 5" (4.47m x 3.17m)

Double glazed window to the front. Storage cupboard. Radiator.

Bathroom

Panelled bath with shower over. Low level WC. Pedestal wash hand basin. Extractor fan. Radiator.


External

Driveway to the front. Garden to the rear.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(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.

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