



Langley Place Walker

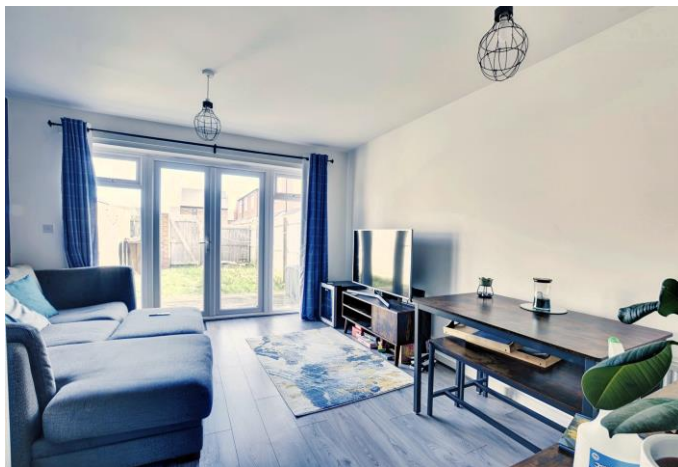
- Mid link house
- 2 bedrooms
- Freehold
- No upper chain
- Integrated kitchen appliances
- Off street parking
- EPC rating B
- Council tax band A

Guide Price: £145,000

ROOK
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Langley Place Walker

PROPERTY DESCRIPTION

An immaculate mid terrace modern house, ideally placed for local amenities and all transport links into City Centre. This Freehold property has all the refinements of a new build property and may be of interest to a wide range of buyers including the first-time buyer or anyone looking to downsize. The accommodation comprises of: entrance hallway, cloakroom/w.c., lounge/diner with French doors leading to the rear garden, kitchen with integrated appliances, two double bedrooms and family bathroom/w.c. Externally there is a driveway to the front of the property and a garden with raised decking area to the rear. The property benefits from gas central heating and UPVC double glazing.

ENTRANCE HALL

Part glazed entrance door, radiator.

CLOAKROOM/W.C

Pedestal wash hand basin, low level w.c, radiator.

LOUNGE – 14'0 max x 12'5 max (4.27m max x 3.78m max)

Double glazed windows and French doors to the rear, under stairs cupboard, television point, double radiator.

KITCHEN – 10'5 x 5'0 (3.18m x 1.52m)

Fitted with a range of wall and base units, 1 ½ bowl sink unit, built in electric oven, built in gas hob, extractor hood, integrated fridge and freezer, dishwasher and washing machine, cupboard housing wall mounted central heating boiler, double glazed window to the front.

FIRST FLOOR LANDING

Doors leading to bedrooms 1 and 2, bathroom/w.c

BEDROOM 1 -12'5 x 9'1 (3.78m x 2.77m)

Double glazed window to the rear, radiator.

BEDROOM 2 – 12'4 max x 9'3 max (3.76m max x 2.82m max)

Double glazed window to the front, built in cupboard, radiator.



BATHROOM/W.C

White 3 piece suite comprising; panelled bath with mains fed shower over, pedestal was hand basin, low level w.c, part tiled walls, radiator, extractor fan.

FRONT GARDEN

Driveway (lowered pavement).

REAR GARDEN

Gated access, laid mainly to lawn, raised decking area.



PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL HEATING

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: OFF STREET PARKING



MINING

The property is not known to be on a coalfield and not known to be 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

Freehold – 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

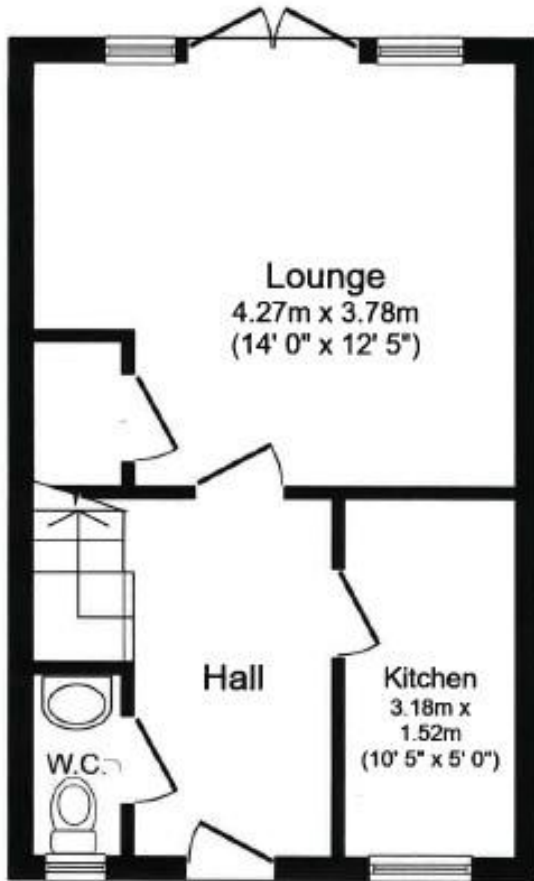


COUNCIL TAX BAND: A

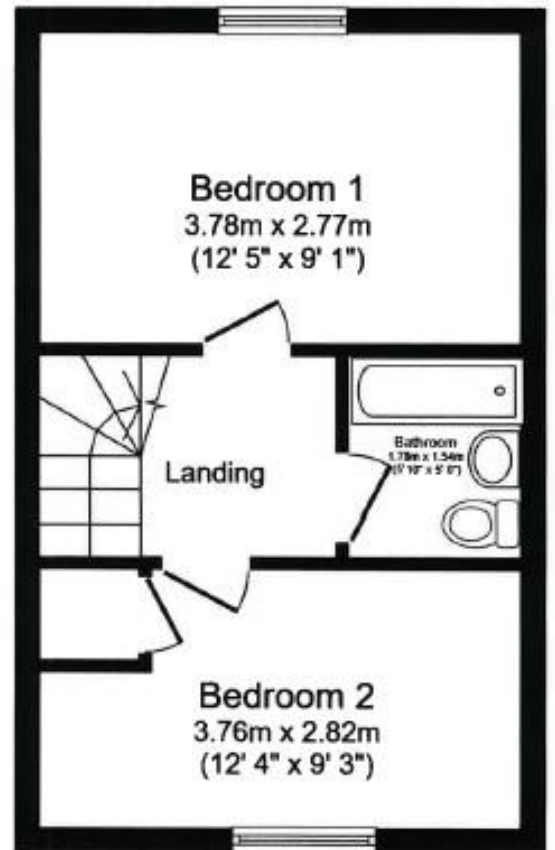
EPC RATING: B



| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|-------------------------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | 97 |
| (81-91) | B | 83 | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | EU Directive 2002/91/EC |



Ground Floor



First Floor

Version 1
Langley Place, Newcastle Upon Tyne, NE64EF

Total floor area 60.2 sq.m. (648 sq.ft.) approx

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

