



Warrington Road Elswick

- Mid Terraced House
- Accommodation Over Three Floors
- Five Bedrooms
- Two Shower Rooms
- Ground Floor WC

Asking Price: £150,000

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WARRINGTON ROAD, ELSWICK, NEWCASTLE UPON TYNE NE4 6RP

PROPERTY DESCRIPTION

Located in Elswick is this mid terraced house with accommodation set over three floors. The accommodation to the ground floor briefly comprises of hallway, lounge, kitchen and WC. To the first floor is a landing and three bedrooms. To the second floor is a landing, two bedrooms, inner hallway, two bedrooms, bathroom and shower room. Externally there is a yard to the rear.

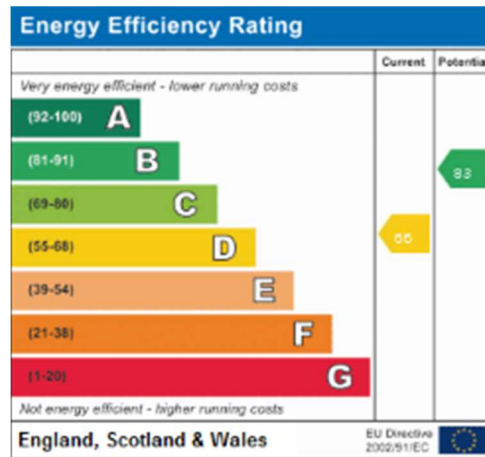
The property benefits from double glazing throughout.

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: 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

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 freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

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Hallway

Stairs to first floor landing. Two radiators. Door to rear.

Lounge 17' 0" into bay x 13' 8" max (5.18m x 4.16m)

Double glazed bay window to the front. Radiator.

Kitchen 13' 3" x 11' 3" (4.04m x 3.43m)

Double glazed window to the rear. One and a half bowl sink/drainers. High gloss units. Electric oven. Extractor hood. Breakfast bar.

WC

Frosted double glazed window to the rear. Low level WC. Pedestal wash hand basin. Radiator.

First Floor Landing

Double glazed box bay window to the rear. Two radiators.

Bedroom One 13' 2" x 11' 2" max (4.01m x 3.40m)

Double glazed window to the rear. Radiator.

Bedroom Two 14' 0" x 11' 0" max (4.26m x 3.35m)

Double glazed window to the front. Radiator.

Bedroom Three 10' 1" x 6' 10" (3.07m x 2.08m)

Double glazed window to the front. Radiator.

Second Floor Landing

Double glazed window to the rear.

Bedroom Four 11' 11" x 8' 1" (3.63m x 2.46m)

Skylight to the front. Radiator.

Inner Hallway

Radiator.

Bedroom Five 12' 10" x 8' 2" (3.91m x 2.49m)

Skylight to the front. Radiator.

Shower Room

Shower cubicle. Extractor fan.

Shower Room Two

Frosted double glazed window to the rear. Shower cubicle. Vanity wash hand basin. Extractor fan. Low level WC. Radiator.

External

Rear yard.

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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

