



Stanhope Way

Arthurs Hill

- End Terraced House
- No Chain
- Two Bedrooms
- Gardens to Front & Rear

Asking Price: £145,000

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ROOK
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SAYER

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STANHOPE WAY, ARTHURS HILL, NEWCASTLE UPON TYNE NE4 5EQ

PROPERTY DESCRIPTION

Offered for sale with no chain is this end terraced house located in Arthurs Hill. 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 are gardens to the front and 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: TBC

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Not Known

Mobile Signal Coverage Blackspot: No

Parking: On Street Parking



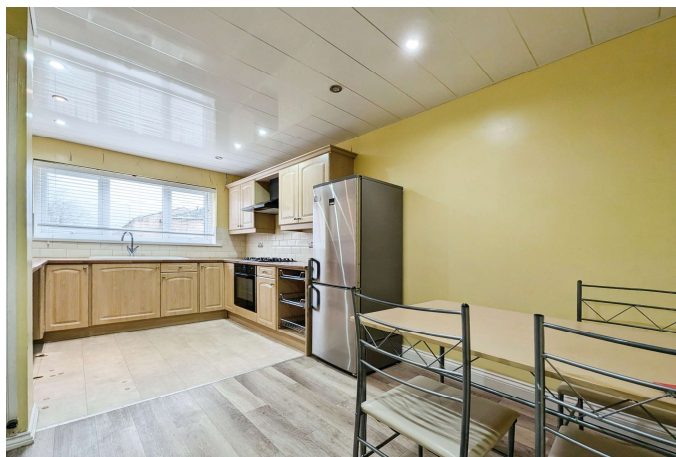
MINING

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.

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. Storage cupboard. Radiator.

Lounge 15' 7" x 10' 11" (4.75m x 3.32m)

French doors to the rear. Radiator.

Kitchen 15' 6" x 9' 2" (4.72m x 2.79m)

Double glazed window to the front. One and a half bowl sink/drainers. Electric oven. Gas hob. Extractor hood. Spotlights. Radiator.

First Floor Landing

Two storage cupboards. Loft access. Radiator.

Bedroom One 13' 10" x 8' 7" (4.21m x 2.61m)

Two double glazed windows to the rear. Fitted wardrobe. Radiator.

Bedroom Two 14' 9" x 9' 8" (4.49m x 2.94m)

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

Bathroom 8' 7" x 5' 5" (2.61m x 1.65m)

Frosted double glazed window to the front. Panelled bath. Pedestal wash hand basin. Low level WC. Shower cubicle. Heated towel rail.

External

Gardens to front and rear.

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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.

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