



Colwyne Place Blakelaw

- Modern End Terraced House
- Accommodation Over Three Floors
- Master Bedroom with En Suite
- Two Further Bedrooms
- Ground Floor WC

Offers Over: £170,000

0191 274 4661

380 West Road, Fenham, NE4 9RL

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
fenham@rmsestateagents.co.uk



COLWYNE PLACE, BLAKELAW, NEWCASTLE UPON TYNE NE5 3ST

PROPERTY DESCRIPTION

For sale with no chain is this modern style end terraced house located in Blakelaw. The accommodation is over three floors. The ground floor briefly comprises of hallway, WC, kitchen/diner and lounge. To the first floor is a landing, two bedrooms and bathroom. To the second floor is a master bedroom with en suite shower room. Externally, there is a driveway, garage and garden to the front and rear.

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: C

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

The property benefits from double glazing throughout.



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.

FN00009922/SJP/SP/17042025/V.1



COLWYNE PLACE, BLAKELAW, NEWCASTLE UPON TYNE NE5 3ST

Hallway

Stairs to first floor landing. Radiator.

WC

Low level WC. Pedestal wash hand basin. Radiator.

Kitchen/Diner 13' 9" x 11' 7" (4.19m x 3.53m)

Double glazed window to the front. Sink/drain. Electric oven. Gas hob. High gloss units. Radiator.

Lounge 14' 8" x 12' 2" (4.47m x 3.71m)

French door to the rear. Storage cupboard. Radiator.

First Floor Landing

Double glazed window to the front. Stairs to second floor landing. Two radiators.

Bedroom One 14' 8" x 9' 6" max (4.47m x 2.89m)

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

Bedroom Two 9' 11" x 7' 11" (3.02m x 2.41m)

Double glazed window to the front. Radiator.

Bathroom 7' 11" x 5' 5" (2.41m x 1.65m)

Frosted double glazed window to the side. Panelled bath. Pedestal wash hand basin. Low level WC. Extractor fan. Radiator.

Second Floor Landing

Master Bedroom 19' 2" max x 14' 8" (5.84m x 4.47m)

Double glazed window to the front. Two radiators.

En Suite Shower Room 7' 7" x 5' 9" (2.31m x 1.75m)

Skylight. Shower cubicle. Pedestal wash hand basin. Low level WC. Eaves storage. Extractor fan. Radiator.

External

Gardens to the front and rear. Driveway. Garage.

FN00009922/SJP/SP/17042025/V.1





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	79 C	
55-68	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.

16 Branches across the North-East

