



Alverston Close | Lemington Rise | NE15 8TB

£60,000



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Ground floor flat

One Bedroom

No onward chain

Lounge

Cash buyers only

Bathroom/W.C

Front garden

Popular location

ROOK
MATTHEWS
SAYER

We are delighted to present this neutrally decorated ground floor flat, currently listed for sale.

The property offers no onward chain and internally comprises an entrance lobby, lounge, kitchen, bedroom and bathroom/w.c.

Situated in a prime location, the property benefits from excellent public transport links, making travel to and from the city centre an effortless task. It is also conveniently located near local schools, making it an ideal choice for families. Additionally, local amenities are within easy reach, ensuring residents have quick access to essential services and recreational facilities.

Rook Matthews Sayer would highly recommend an internal viewing to appreciate the accommodation and location on offer.

AGENTS NOTE – 'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

Entrance Lobby
Door to lounge.

Lounge 15' 4" Plus storage cupboard x 9' 7" Max (4.67m x 2.92m)
Double glazed window to the front, central heating radiator, television point and feature fireplace with inset hearth and surround.

Inner Lobby
Storage cupboard.

Kitchen 9' 7" Max x 5' 3" Max (2.92m x 1.60m)
Fitted with a range of wall and base units with work surfaces over, tiled walls and flooring, stainless steel sink with mixer tap and drainer, electric cooker point, plumbing for an automatic washing machine, central heating radiator, space for fridge and freezer and a double glazed window to the front.

Bathroom/w.c
Fitted with a three piece white coloured bathroom suite comprising low level W.C, pedestal wash hand basin, panel bath with shower over, central heating radiator, fully tiled walls, and flooring and a double glazed window to the side.

Bedroom 11' 5" x 7' 5" Plus large recess (3.48m x 2.26m)
Double glazed window to the rear and a central heating radiator.

Externally
Lawn garden with paved path to entrance.

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains - Gas
Broadband: None
Mobile Signal Coverage Blackspot: No
Parking: Allocated parking space

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

Leasehold. 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: 99 years from 1st October 1972
Ground Rent: £25.00 yearly

EPC RATING: D

COUNCIL TAX BAND: A

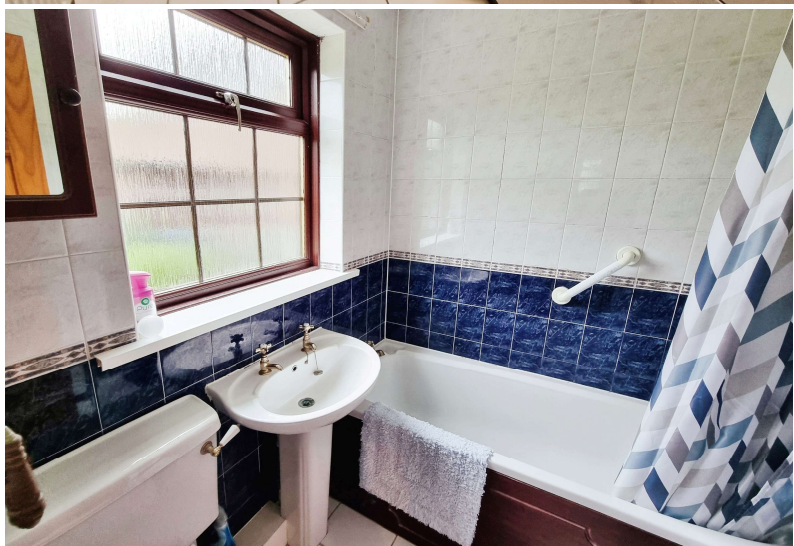
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Score	Energy rating	Current	Potent
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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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.