



Thirlmere Way, Slatyford, Newcastle upon Tyne NE5 2SP

Offers Over: £90,000

Available for sale is this ground floor flat located in Slatyford. The accommodation briefly comprises of hallway, lounge, kitchen, two bedrooms and bathroom. Externally, there are gardens 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: A
EPC Rating: TBC





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Ground Floor Flat

Two Bedrooms

Gardens to Front & Rear

For any more information regarding the property please contact us today

Hallway

Radiator.

Lounge 15' 1" x 14' 3" into bay (4.59m x 4.34m)

Double glazed windows to the front and side. Two radiators.

Kitchen 11' 11" x 8' 7" (3.63m x 2.61m)

Double glazed window to the side. Sink/drain. Integrated microwave. Integrated electric oven. Gas cooker point. Extractor hood. Plumbed for washing machine.

Bedroom One 11' 11" x 11' 11" (3.63m x 3.63m)

Double glazed window to the side. Radiator.

Bedroom Two 12' 8" x 6' 6" (3.86m x 1.98m)

Double glazed window to the side. Radiator.

Bathroom 6' 4" x 6' 5" (1.93m x 1.95m)

Frosted double glazed window to the side. Shower cubicle. Pedestal wash hand basin. Low level WC. Extractor fan. Heated towel rail.

External

Gardens to the front and rear.

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: Fibre
Mobile Signal Coverage Blackspot: No
Parking: On Street Parking

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.

RESTRICTIONS AND RIGHTS

Listed? No
Conservation Area? No
Restrictions on property? No
Easements, servitudes or wayleaves? No
Public rights of way through the property? No

RISKS

Flooding in last 5 years: No
Risk of Flooding: Zone 1
Any flood defences at the property: No
Coastal Erosion Risk: Low
Known safety risks at property (asbestos etc...): No

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No
Outstanding building works at the property: No

ACCESSIBILITY

This property has no accessibility adaptations.

TENURE

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: 97 years remaining as at May 2025
Ground Rent: £10 per anum

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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.

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