



Redewood Close, Slatyford, Newcastle upon Tyne NE5 2NY

Asking Price: £240,000

Available for sale in Slatyford is this detached house. The accommodation to the ground floor briefly comprises of porch, lounge, dining room, conservatory, kitchen, utility and WC. To the first floor is a landing, master bedroom with en suite shower room, two further bedrooms and bathroom. Externally, there is a driveway, garage and 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: C
EPC Rating: TBC





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Detached House

Conservatory

Master Bedroom with En Suite

Gardens to Front & Rear

Two Further Bedrooms

Driveway & Garage

Ground Floor WC

Tenure to be Converted to Freehold

For any more information regarding the property please contact us today

Porch

Lounge 17' 11" into bay x 11' 8" (5.46m x 3.55m)

Double glazed window to the front. Radiator.

Dining Room 11' 10" x 10' 6" (3.60m x 3.20m)

Stairs to first floor landing. Radiator.

Conservatory 14' 2" x 9' 3" (4.31m x 2.82m)

Door to the rear.

Kitchen 10' 11" x 9' 0" (3.32m x 2.74m)

Double glazed Double glazed window to the rear. High gloss units. Inset sink. Plumbed for washing machine. Electric oven. Gas hob. Radiator.

Utility 5' 8" x 5' 0" (1.73m x 1.52m)

Door to the rear. Plumbed for washing machine.

WC

Low level WC. Wash hand basin. Radiator.

First Floor Landing

Loft access. Storage cupboard.

Bedroom One 14' 2" x 8' 9" (4.31m x 2.66m)

Double glazed window to the rear. Fitted wardrobe. Radiator.

En Suite

Frosted double glazed window to the rear. Shower cubicle. Wash hand basin. Low level WC. Heated towel rail.

Bedroom Two 9' 9" x 8' 1" (2.97m x 2.46m)

Double glazed window to the front. Radiator.

Bedroom Three 7' 11" x 6' 7" (2.41m x 2.01m)

Double glazed window to the front. Radiator.

Bathroom

Frosted double glazed window to the side. Panelled bath. Vanity wash hand basin. Low level WC. Heated towel rail.

External

Gardens to the front and rear. Driveway. Garage.



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ROOK
MATTHEWS
SAYER

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.

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. We have been informed by the owner that they have instructed their solicitor to convert the tenure to Freehold upon completion of a sale.

Current Length of Lease: 75 years remaining as at July 2025
No ground rent or service charge.

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EPC – To Follow

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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