



Featherwood Avenue, The Rise, Newcastle upon Tyne NE15 6BW

**Offers Over: £190,000**

For sale is a charming semi-detached property in a peaceful cul-de-sac, presenting an ideal home for first time buyers or families alike.

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**Semi Detached Townhouse**

**Two Further Bedrooms**

**Over Three Floors**

**Ground Floor WC**

**Master Bedroom with En Suite**

**Driveway, Garage & Gardens**

**For any more information regarding the property please contact us today**

#### **Hallway**

Stairs to first floor landing. Radiator.

#### **Lounge 14' 8" x 11' 7" (4.47m x 3.53m)**

French door to the rear. Radiator.

#### **Kitchen 15' 2" x 17' 0" (4.62m x 5.18m)**

Double glazed window to the front. Integrated dishwasher. Plumbed for washing machine. One and half bowl sink/drain. Radiator. Spotlights. Electric oven. Electric hob.

#### **WC**

Low level WC. Wash hand basin. Radiator.

#### **First Floor Landing**

Storage cupboard. Radiator. Stairs to second floor landing.

#### **Bedroom Two 14' 10" x 9' 5" (4.52m x 2.87m)**

Double glazed window to the rear. Radiator.

#### **Bedroom Three 10' 1" x 7' 4" (3.07m x 2.23m)**

Double glazed window to the front. Radiator.

#### **Bathroom 7' 3" x 6' 9" (2.21m x 2.06m)**

Panelled bath. Pedestal wash hand basin. Low level WC. Spotlights. Radiator.

#### **Second Floor Landing**

#### **Master Bedroom 16' 5" x 14' 10" (5.00m x 4.52m)**

Double glazed window to the front. Fitted wardrobes. Radiator.

#### **En Suite 8' 2" x 6' 0" (2.49m x 1.83m)**

Shower cubicle. Pedestal wash hand basin. Low level WC. Spotlights. Eaves storage. Radiator.

#### **External**

Driveway. Garage. Gardens to front and rear.





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For sale is a charming semi-detached property in a peaceful cul-de-sac, presenting an ideal home for first time buyers or families alike.

The house comprises a pleasing space of three bedrooms, a reception room, and dining kitchen. The master bedroom, a spacious double, takes pride of place and has its own luxurious features including an en-suite and a walk-in closet. The second bedroom is also a comfortable double and provides ample space.

The heart of the house, the spacious kitchen, brings in a lot of natural light and has room for dining, providing a communal space perfect for family gatherings and meals. A sole, intimate reception room provides a tranquil view of the garden and easy access to it, seamlessly blending indoor and outdoor living.

Adding to the charm of the house, it holds more plus points, including a private garden perfect for alfresco dining or summer barbecues, a single garage for safe and off-street parking and, of course, views that offer a peaceful setting to this home.

This house truly does make for a delightful and practical living space. So, whether you're a first-time buyer looking to step onto the property ladder, or a family searching for your next home, this property may be the perfect match for you.

Council Tax Band: C

EPC Rating: B

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: District Heating System

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.

Length of Lease: 144 years remaining as at July 2025

Ground Rent: £150 per annum.

Service Charge: £125.74 per annum.

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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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EPC RATING

**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.

