



The Meadows | Fawdon | NE3 3NA

# Offers Over £100,000



2



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1

**Traditional ground floor flat**

**2 bedrooms**

**Modern fully fitted kitchen**

**Garden and driveway**

**Access to local shops,  
amenities, bus and metro links**

**Ideally suited for a first time  
buyer or investment  
opportunity**

ROOK  
MATTHEWS  
SAYER

A traditional 2 bedroom ground floor flat well positioned for access to local shops, amenities, bus and metro links. The property benefits from double glazing, modern gas fired central heating, garden and driveway and is ideally suited for a first time buyer or investment opportunity.

#### **ENTRANCE DOOR LEADS TO: ENTRANCE HALL**

Part glazed entrance door.

**SITTING ROOM 14'10 x 12.7 (Max) (4.52 x 3.84m)**  
Double glazed window, double radiator.

**KITCHEN 9'3 x 7'10 (2.82 x 2.39m)**  
Fitted with a range of wall and base units, single drainer unit, electric cooker point, radiator, double glazed window, door.

**BEDROOM ONE 12'9 x 8'7 (3.89 x 2.62m)**  
Double glazed window to rear, combination boiler, radiator.

**BEDROOM TWO 9'6 x 9'4 (2.90 x 2.84m)**  
Double glazed window to front, ducted air vent.

**BATHROOM/W.C.**  
Three piece suite comprising: panelled bath, pedestal wash hand basin, low level WC, frosted window.

**FRONT GARDEN**  
Laid mainly to lawn, driveway.

#### **PRIMARY SERVICES SUPPLY**

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Gas  
Broadband: TBC  
Mobile Signal Coverage Blackspot: No  
Parking: Driveway

#### **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**

Public rights of way through the property? Yes – To the rear.

#### **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. 999 years from 1985 (959 years remaining)  
Ground Rent: Peppercorn  
Service Charge: N/A

**COUNCIL TAX BAND: A**  
**EPC RATING: TBC**

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**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

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Waiting On EPC Rating

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