



Roseberry Grange | Palmersville | NE12 9DD

Offers in Excess of: £90,000



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Gemini-Bungalow

Allocated parking bay

Close to Metro Station

EPC: D

First time buyers

Council tax band: A

Buy to let investors

Tenure: Leasehold- 999years from 1992

ROOK
MATTHEWS
SAYER

PROPERTY DESCRIPTION:

We are delighted to present this immaculate one-bedroom end terraced Gemini bungalow. This property, listed for sale, is a perfect opportunity for first-time buyers and investors alike. The property boasts one mezzanine bedroom, offering a cosy and comfortable space for relaxation and rest. Further enhancing the living experience, there is a well-maintained bathroom that is both practical and well-designed.

The heart of the home is undoubtedly the open-plan lounge through to kitchen. The kitchen comprises; space for free standing cooker, space for washing machine and space for under bench fridge. It provides a modern, user-friendly space where cooking and socialising can take place simultaneously.

This well-cared-for home is waiting for its new occupants. Situated in a highly desirable location, the property benefits from excellent public transport links and a range of local amenities. Everything you need is at your fingertips, making day-to-day living a breeze.

Externally there is a low maintenance garden to the front, parking area and storage cupboard.

ENTRANCE DOOR to

OPEN PLAN LOUNGE: 13'6 max x 13'0 max (4.12m x 3.96m)
KITCHEN: 7'11 max x 7'8 max (2.41m x 2.33m)
BATHROOM: 7'11 x 4'10 (2.41m x 1.48m)
BEDROOM: 8'3 x 12'10 (2.52m x 3.91m)

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: ELECTRIC
Broadband:
Mobile Signal Coverage Blackspot: NO
Parking: ALLOCATED PARKING

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: LOW RISK
Known safety risks at property (asbestos etc.): NO

ACCESSIBILITY

This property has no accessibility adaptations:

- E.g. Ramp access to front door
- E.g. Accessible handrail to side door
- E.g. Wet room to ground floor
- E.g. Lift access to first floor

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: 999 years from JULY 1992

Ground Rent: £35.00 per 6 MONTHS . No known increases.

Service Charge: N/A

Any Other Charges/Obligations: N/A

COUNCIL TAX BAND: A

EPC RATING: D

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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

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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