



RMS | Rook
Matthews
Sayer

Dibley Square | Byker | NE6 1RG

Offers Over £95,000

This newly renovated three bedroom mid terrace house offers two reception rooms, providing flexible living and dining space, along with a downstairs WC and a spacious kitchen. Stairs to the first floor and there are three double bedrooms and a contemporary bathroom WC. Throughout the property there is plenty of built-in practical storage, helping to keep the home organised and clutter-free.

RMS | Rook
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Sayer



x3



x2



x1

Newly Renovated

Close to Transport Links

Three Bedroom Mid Terrace

Rear Garden

No Upper Chain

EPC Rating D

Freehold

Council Tax Band A

For any more information regarding the property please contact us today



T: 0191 281 6700

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VESTIBULE: Part glazed entrance door.

W.C: 4'9 x 2'6, (1.50m x 0.86m), frosted double glazed window to front, low level w.c. with integrated wash hand basin.

THROUGH LOUNGE/DINING AREA: 12'1 x 11'5, (3.67m x 3.49m), double glazed window to rear, radiator.

LOUNGE AREA: 10'8 x 13'6, (3.26m x 4.13m), double glazed window to front, radiator.

KITCHEN: 13'6 x 8'6, (4.11m x 2.59m), fitted with a range of wall & base cupboards, work surfaces, single drainer sink unit, built in electric oven and hob, extractor hood, space for washing machine, built in cupboard, double glazed window to rear, double glazed door to rear.

FIRST FLOOR LANDING: x3 beds + bath w.c., x2 built in cupboards and radiator.

BEDROOM ONE: (first floor): 11'2 x 8'7, (3.39m x 2.62m), double glazed window to front, 2 built in cupboards, radiator.

BEDROOM TWO: 11'2 x 8'7, (4.11m x 2.62m), double glazed window to rear, radiator.

BEDROOM THREE: 10'8 x 10'5, (3.26m x 3.18m), double glazed window to rear, radiator.

BATHROOM/W.C: (first floor): 8'7 x 4'8, (2.62m x 1.47m), white 3 piece suite comprising of a paneled bath, electric shower over pedestal wash hand basin, low level w.c., airing cupboard housing hot water cylinder, radiator, 2 double glazed frosted windows to front.

REAR GARDEN: Laid mainly to lawn.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Communal Heating

Broadband: Cable

Mobile Signal Coverage Blackspot: Yes

Parking: Communal 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.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

COUNCIL TAX BAND: A

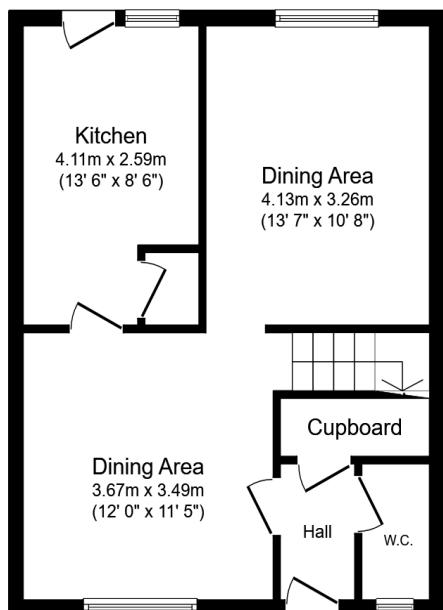
EPC RATING: D

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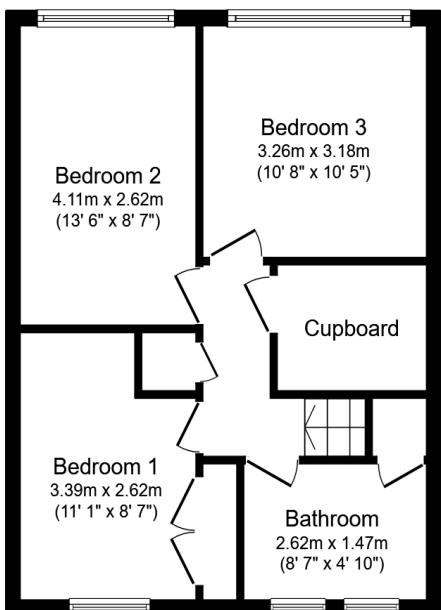
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2 Dibley Square, Newcastle upon Tyne, NE6 1RG



Ground Floor

Floor area 47.1 sq.m. (508 sq.ft.)

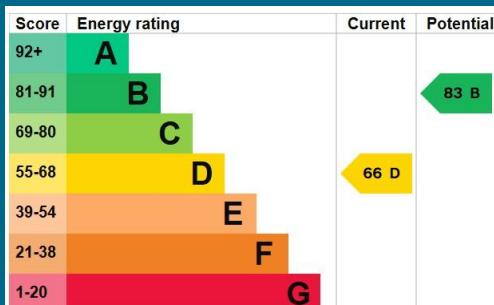


First Floor

Floor area 47.1 sq.m. (507 sq.ft.)

Total floor area: 94.3 sq.m. (1,015 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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 interest 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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