



Westholme Gardens, Benwell, Newcastle upon Tyne NE15 6QL

Asking Price: £130,000

Available for sale in Benwell is this semi detached house. The accommodation to the ground floor briefly comprises of porch, hallway, lounge, conservatory and kitchen. To the first floor is a landing, two bedrooms and bathroom. Externally, there are gardens to the front and rear, together with a driveway.

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: A

EPC Rating: TBC

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Semi Detached House**Driveway****Two Bedrooms****Gardens to Front & Rear****Conservatory****Popular Location****For any more information regarding the property please contact us today****Room Descriptions:****Porch****Hallway**

Frosted double glazed window to the front. Stairs to first floor landing.
Radiator.

Lounge 18' 0" x 12' 0" max (5.48m x 3.65m)

Double glazed window to the front. Two radiators.

Conservatory 9' 8" x 9' 1" (2.94m x 2.77m)**Kitchen 9' 4" x 6' 5" (2.84m x 1.95m)**

Double glazed window to the rear. Door to the side. Plumbed for washing machine. Sink/drainer. Gas hob. Extractor hood. Electric oven.

First Floor Landing

Frosted double glazed window to the side.

Bedroom One 15' 4" into wardrobe x 8' 10" (4.67m x 2.69m)

Double glazed window to the front. Fitted wardrobe. Storage cupboard. Loft access. Radiator.

Bedroom Two 8' 10" x 11' 1" (2.69m x 3.38m)

Double glazed window to the rear. Radiator.

Bathroom 7' 0" x 6' 8" max (2.13m x 2.03m)

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

External

Driveway. Gardens to the front and rear.

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: ADSL / Fibre / Satellite
Mobile Signal Coverage Blackspot: No
Parking: On Street Parking

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

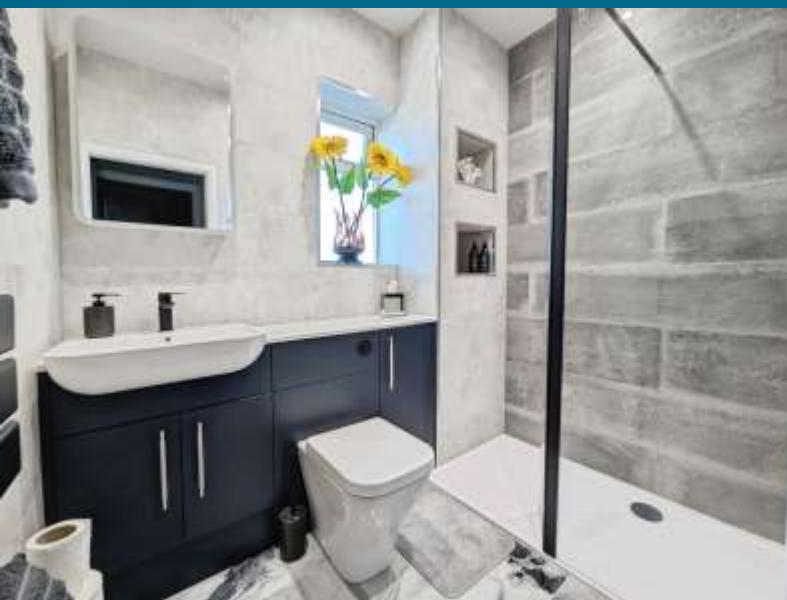
ACCESSIBILITY

This property has no accessibility adaptations.

TENURE

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

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Energy Performance Certificate – To Follow

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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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