



Yatesbury Avenue, Blakelaw, Newcastle upon Tyne NE5 3SZ

Asking Price: £130,000

For sale with no chain is this end terraced house located in Blakelaw. The accommodation to the ground floor briefly comprises of hallway, lounge, kitchen and conservatory. To the first floor is a landing, three 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: C

RMS | Rook
Matthews
Sayer



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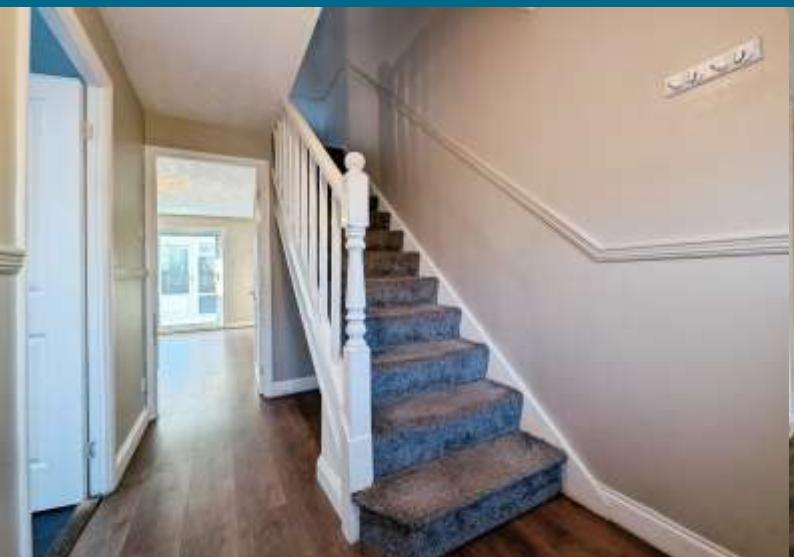
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End Terraced House**Conservatory****No Chain****Driveway****Three Bedrooms****Gardens to Front & Rear**

For any more information regarding the property please contact us today

**T: 0191 274 4661****Fenham@rmsestateagents.co.uk****RMS** | Rook
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Hallway

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

Lounge 12' 11" x 14' 2" (3.93m x 4.31m)
Sliding door to the conservatory. Radiator.

Conservatory 9' 3" x 7' 9" (2.82m x 2.36m)
Door to the rear.

Kitchen 10' 5" x 6' 9" (3.17m x 2.06m)
Double glazed window to the front. Sink/drainer. Gas hob. Electric oven.
Plumbed for washing machine. Radiator.

First Floor Landing
Loft access.

Bedroom One 8' 9" x 9' 8" (2.66m x 2.94m)
Double glazed window to the front. Storage cupboard. Radiator.

Bedroom Two 9' 3" x 6' 4" (2.82m x 1.93m)
Double glazed window to the rear. Radiator.

Bedroom Three 8' 9" max x 6' 5" (2.66m x 1.95m)
Double glazed window to the rear. Radiator.

Bathroom 6' 2" x 6' 2" (1.88m x 1.88m)
Frosted double glazed window to the side.

External
Driveway. Gardens to the front and rear.

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: Fibre
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

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

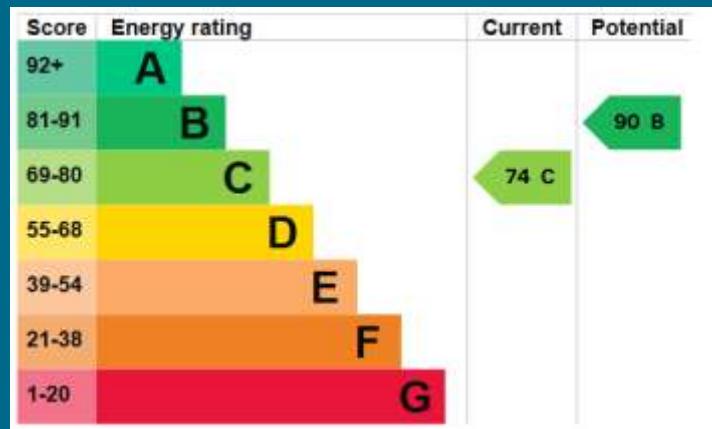
This property has no accessibility adaptations.

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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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.

