



Featherwood Avenue, The Rise, Newcastle upon Tyne NE15 6AZ

Offers Over: £200,000

Modern town house set over three floors, benefitting from en suite and ground floor WC, available for sale on The Rise development. The accommodation to the ground floor briefly comprises of hallway, kitchen, WC and lounge. To the first floor is a landing, two bedrooms, bathroom, and study area with stairs leading to the second floor landing and master bedroom with en suite. Externally, there is a driveway to the front and garden to the rear.

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: C
EPC Rating: B

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Modern Townhouse**Two Further Bedrooms****Accommodation Over Three Floors****Ground Floor WC****Master Bedroom with en Suite****Garden & Driveway****For any more information regarding the property please contact us today****Room Descriptions****Hallway**

Radiator.

Kitchen 15' 1" x 10' 10" (4.59m x 3.30m)

Double glazed window to the front. High gloss units. Electric oven. Electric hob. Integrated fridge freezer. Integrated dishwasher. Integrated washing machine.

WC

Low level WC. Wash hand basin. Radiator.

Lounge

French door to the rear. Radiator.

First Floor Landing

Storage cupboard. Radiator.

Bedroom Two 14' 8" x 9' 5" (4.47m x 2.87m)

Double glazed window to the rear. Radiator.

Bedroom Three 9' 11" x 7' 3" (3.02m x 2.21m)

Double glazed window to the front. Radiator.

Bathroom 7' 2" x 6' 9" (2.18m x 2.06m)

Panelled bath with shower over. Pedestal wash hand basin. Low level WC. Extractor fan. Radiator.

Second Floor Landing

Double glazed window to the front. Study area. Radiator.

Master Bedroom 14' 8" x 18' 4" (4.47m x 5.58m)

Double glazed window to the front. Fitted wardrobe. Radiator.

En Suite 8' 1" x 5' 11" (2.46m x 1.80m)

Skylight. Shower cubicle. Pedestal wash hand basin. Low level WC. Eaves storage. Radiator.

External

Driveway. Garden to the rear.

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AGENTS NOTE

Under the terms of the Estate Agents Act 1979 (section 21) please note that the vendor of this property is an employee of Rook Matthews Sayer.

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: District Heating System
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

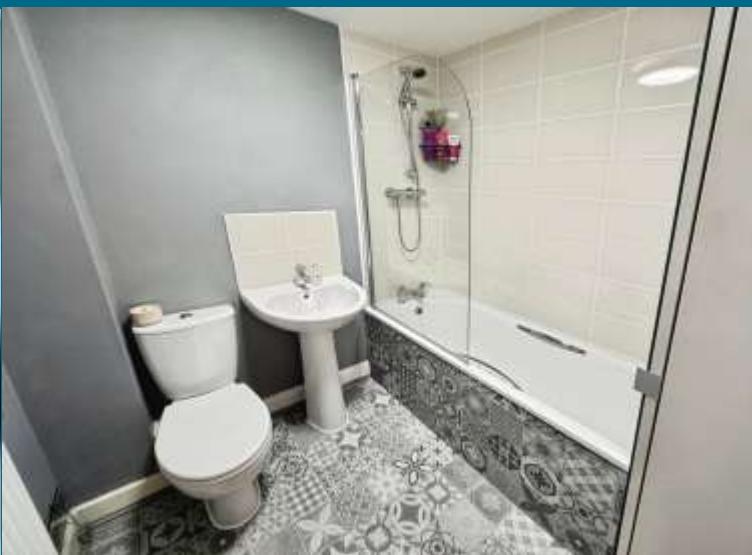
Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 125 years from 22 December 2016

Ground Rent: £150pa

Service Charge: £118pa

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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas including any total floor areas, dimensions and room areas are approximate. We believe our details are correct but cannot be held responsible for any inaccuracies. You should not rely on this information to construct plans or measurements. A prints floor area agent its own responsibility. However for www.digitraffic.co.uk

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 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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