



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

**Offers Over: £225,000**

Well presented and modern semi detached house, with views from the first floor over the River Tyne. This property is offered for sale with no chain and is situated on The Rise development. Rooms on the west side of the property have roller shutters on windows and doors. The accommodation to the ground floor briefly comprises of hallway, lounge, WC, kitchen/diner. To the first floor is a master bedroom with en suite, two further bedrooms and bathroom. Externally, there is allocated parking for two vehicles, garden to the side and low fence on the street sides.

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: B  
EPC Rating: B

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**Modern Semi Detached House**

**Two Further Bedrooms**

**No Chain**

**Ground Floor WC**

**Master Bedroom with En Suite**

**Driveway & Garden**

**For any more information regarding the property please contact us today**

#### Room Descriptions

##### Hallway

Stairs to first floor landing. Radiator.

##### Lounge 15' 9" x 12' 1" (4.80m x 3.68m)

Three double glazed windows to the front and side. Two radiators. Storage cupboard.

##### WC 6' 2" x 4' 5" (1.88m x 1.35m)

Double glazed window to the front. Pedestal wash hand basin. Low level WC.

##### Kitchen/Diner 15' 9" x 10' 6" (4.80m x 3.20m)

Double glazed windows to the front and side. Electric oven. Electric hob. One and a half bowl sink/drainers. Plumbed for washing machine. Integrated dishwasher. French door to the side. Radiator.

#### First Floor Landing

Radiator.

##### Master Bedroom 11' 1" x 17' 2" max (3.38m x 5.23m)

Three double glazed windows to the side and front. Fitted wardrobe. Loft access. Storage cupboard. Two radiators.

##### En Suite 5' 4" x 4' 6" (1.62m x 1.37m)

Shower cubicle. Pedestal wash hand basin. Low level WC. Extractor fan. Heated towel rail.

##### Bedroom Two 12' 3" max x 14' 5" into wardrobe (3.73m x 4.39m)

Two double glazed windows to the front and side. Fitted wardrobe. Radiator.

##### Bedroom Three 8' 2" x 7' 7" (2.49m x 2.31m)

Double glazed window to the side. Radiator.

##### Bathroom 6' 8" x 6' 1" (2.03m x 1.85m)

Frosted double glazed window to the side. Panelled bath with shower over. Pedestal wash hand basin. Low level WC. Extractor fan. Radiator.

#### External

Garden to the side. Driveway.

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#### 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

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: 155 years from 01 January 2014

Ground Rent: £150 per annum - due for renew December 2026

Service Charge: £150 per annum - was due for renewal 2025, owner has advised he has not received an update.

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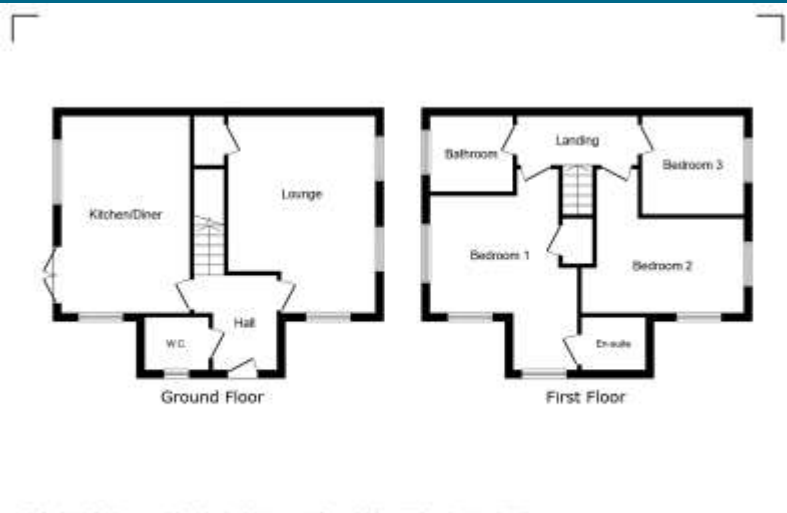


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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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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