



Keswick Grove, Slatyford, Newcastle upon Tyne NE5 2XT

**Offers Over: £155,000**

Ideally suited to first time buyers, is this well presented two double bedroom, end terraced house in Slatyford. The accommodation to the ground floor briefly comprises of hallway, dual aspect lounge and dining area, stylish kitchen and utility. To the first floor is a separate wc, two bedrooms, bathroom and two storage cupboards. Externally, there are gardens to the front, side and 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: A

EPC Rating: D

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**End Terraced House**

**Utility Room**

**Two Bedrooms**

**Gardens to Front, Side & Rear**

**Lounge with Dining Area**

**Popular Location**

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

#### Room Descriptions

##### Hallway

Stairs to first floor landing. Radiator.

##### Lounge 20' 11" x 12' 11" (6.37m x 3.93m)

Double glazed windows to the front and rear. Two radiators.

##### Kitchen 13' 0" x 13' 0" (3.96m x 3.96m)

Double glazed windows to the rear and side. Sink/drainer. Gas hob. Electric oven. Central island. Integrated fridge/freezer. Integrated dishwasher. Radiator. French doors to the rear.

##### Utility

Plumbed for washing machine.

#### First Floor Landing

Double glazed window to the front. Two storage cupboards.

##### Bedroom One 11' 9" x 11' 3" (3.58m x 3.43m)

Dual aspect. Double glazed windows to the front and rear. Radiator.

##### Bedroom Two 11' 10" x 9' 6" (3.60m x 2.89m)

Double glazed window to the rear. Radiator.

##### Bathroom 8' 9" max x 5' 1" (2.66m x 1.55m)

Frosted double glazed window to the rear. Panelled bath with shower over. Vanity wash hand basin. Heated towel rail.

##### WC

Frosted double glazed window to the side. Low level WC. Wash hand basin. Heated towel rail.

##### External

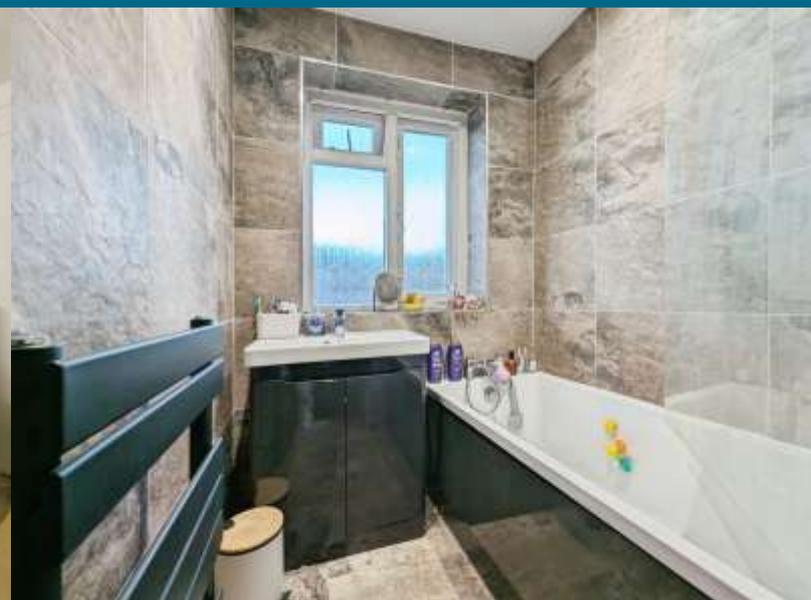
Gardens to the front, side and rear.

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#### PRIMARY SERVICES SUPPLY

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

#### 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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Ground Floor  
Floor area 47.9 sq.m. (514 sq.ft.)



First Floor  
Floor area 29.5 sq.m. (425 sq.ft.)

Total floor area: 67.4 sq.m. (941 sq.ft.)

This floor plan is for information only. It is not drawn to scale. Any measurements, floor areas (including any area floor areas), volumes and dimensions are approximate. It should not be used for any purpose and it has been set out as part of an agreement. All liability is taken for any errors. Information is not intended to be a substitute for professional advice. Please contact your solicitor for more information.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 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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