



RMS | Rook
Matthews
Sayer

Prudhoe Court | Fawdon | NE3 2JR

£75,000



3



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Ground floor maisonette

Extended lease

3 bedrooms

Allocated parking space

Boasts 88 square metre floor
area

Access to bus and metro links

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No onward chain. Extended lease. Modern UPVC double glazing. Generous plot. Private entrance. Allocated parking space.

A very well appointed 3 bedroom ground floor maisonette occupying a generous plot with large garden and allocated parking space. The property boasts 88 square metre floor area offering flexible and versatile accommodation and is ideally suited for a first time buyer or investment opportunity. It benefits from many improvements to include extended lease, modern UPVC double glazing and upgraded gas fired central heating system. It is well positioned for access to bus and metro links together with local shops and amenities.

RECEPTION HALL

Composite double glazed entrance door, laminate flooring, staircase to first floor, radiator.

SITTING ROOM 10'11 x 16'3 (3.33 x 4.95m)

Double glazed window to side and rear, double radiator.

DINING KITCHEN 17'10 into 9'11 x 16'3 (5.44-3.02 x 4.95m)

Fitted with a range of wall and base units, 1 ½ bowl sink unit, built in electric oven, built in ceramic hob, extractor hood, space for washing machine, wall mounted combination boiler, radiator, double glazed window to front and rear.

FIRST FLOOR LANDING

Double glazed window, built in cupboard.

BEDROOM ONE 16'1 x 10'9 (4.90 x 3.28m)

Double glazed window to side and rear, built in cupboards, double radiator.

BEDROOM TWO 10'5 x 9'0 (3.18 x 2.74m)

Double glazed window to front, radiator.

BEDROOM THREE 7'0 x 6'8 (plus doorway) (2.13 x 2.03m)

Double glazed window to front, built in cupboards, radiator.

BATHROOM/W.C.

Three piece suite comprising: panelled bath with shower over, pedestal wash hand basin, low level WC, tiled walls, tiled floor, radiator, extractor fan.

FRONT GARDEN

Laid mainly to lawn, fenced boundaries.

ALLOCATED PARKING SPACE.

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre
Mobile Signal Coverage Blackspot: No
Parking: Allocated Parking Space

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.

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. 189 years from Jan 1990 (153 years remaining)
Ground Rent: Included in service charge
Service Charge (includes building insurance): £228.90 per monthly - Review Period: TBC - Increase Amount: TBC

COUNCIL TAX BAND: A

EPC RATING: C

GS00015984.DJ.PC.09.02.26.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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