



RMS | Rook
Matthews
Sayer

Beacon Drive | Wideopen | NE13 7HD

£130,000

 2  1  1

Fully modernised ground floor

Garage

2 bedrooms

UPVC double glazing

**Private southerly facing
garden**

**Nearby local shops and
amenities**

RMS | Rook
Matthews
Sayer

An immaculate fully modernised 2 bedroom ground floor flat occupying a pleasant position at the head of this popular residential development. The property will appeal to a variety of potential purchasers and benefits from a private southerly facing garden and garage together with modern gas fired central heating and UPVC double glazing. There are frequent transport links nearby as well as local shops and amenities in Wideopen. The A1 motorway is a short distance away.

**ENTRANCE DOOR LEADS TO:
ENTRANCE HALL**

Laminate flooring , built in cupboard housing combination boiler, radiator.

SITTING ROOM 16'0 x 12'0 (4.88 x 3.66m)

Double glazed window, radiator, laminated flooring.

KITCHEN 9'8 x 9'1 (2.95 x 2.77m)

Fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built in gas hob, space for automatic washer, space for dishwasher, laminate flooring, tiled splash back, built in cupboard, integrated fridge and freezer.

BEDROOM ONE 12'10 x 9'11 (3.91 x 3.02m)

Double glazed window, radiator, laminate flooring.

BEDROOM TWO 8'10 x 8'4 (2.69 x 2.54m)

Double glazed window, laminate flooring, radiator.

SHOWER ROOM/W.C.

Step in double shower cubicle, pedestal wash hand basin, low level WC, part tiled walls, heated towel rail, double glazed frosted window.

REAR GARDEN

Southerly facing, gravelled area, decked patio.

GARAGE

Separate block.

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: TBC
Mobile Signal Coverage Blackspot: No
Parking: Communal 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.

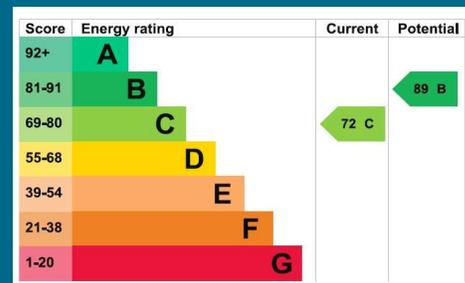
TENURE

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. 999 years from 1968 (941 years remaining)
Ground Rent: £12.00 per annum - Review Period: TBC - Increase Amount: TBC
Service Charge: N/A

COUNCIL TAX BAND: A

EPC RATING: C

GS00016023.DJ.PC.26.02.26.V.1





RMS Rook Matthews Sayer



RMS Rook Matthews Sayer



RMS Rook Matthews Sayer



RMS Rook Matthews Sayer



RMS Rook Matthews Sayer



RMS Rook Matthews Sayer

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.

T: 0191 284 7999
Gosforth@rmsestateagents.co.uk

RMS | Rook Matthews Sayer