



RMS  
Rook  
Matthews  
Sayer

Ennerdale Road | Walkergate | NE6 4DH

**Offers over £250,000**

This beautiful newly renovated three-bedroom semi-detached house is for sale in a popular residential area of Newcastle upon Tyne, offering an immaculate interior with practical, well-planned space for everyday living.

RMS | Rook  
Matthews  
Sayer



x3



x2



x1

**Three Bedroom Semi Detached House**

**Newly Renovated**

**Immaculately Presented**

**No Upper Chain**

**Driveway & Garden**

**Freehold**

**EPC Rating C**

**Council Tax Band B**

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

**ENTRANCE HALL:** Double glazed entrance door, double glazed window to side and 2 meter cupboards.

**LOUNGE:** 13'6 x 13'7, (4.11m into bay x 4.14m into coves), double glazed bay window to front, with alcoves and a double radiator.

**DINING ROOM:** 15'11 x 12'5, (4.85m into bay x 3.78m into coves), double glazed bay window to rear, with alcoves and a double radiator.

**KITCHEN:** 16'1 x 13'5, (4.89m longest width x 4.09m longest length), fitted with a range of wall and base cupboards, work surfaces, single drainer sink unit, built in electric oven, built in gas hob, extractor hood, tiled floor, double glazed door to rear, wall mounted combination boiler set in cupboard, with access to separate WC and 2 double glazed windows to rear.

**FIRST FLOOR LANDING AREA:** With doors off to 3 bedrooms and a bathroom/WC.

**BEDROOM ONE:** (first floor): 11'11 x 12'6, (3.63m x 3.80m), double glazed window to front, with alcoves and a double radiator.

**BEDROOM TWO:** (first floor): 7'5 x 8'6, (2.27m x 2.58m), double glazed window to front and a double radiator.

**BEDROOM THREE:** (first floor): 11'4 x 11'11, (3.44m x 3.62m), double glazed window to rear, with alcoves and a double radiator.

**BATHROOM/WC:** (first floor): 7'2 x 7'2, (2.17m x 2.19m), white 3 piece suite comprising of a paneled bath and mains rain shower over wash hand basin, with a set in vanity unit and low level WC, heated towel rail, extractor fan, and 2 double glazed frosted windows to side.

**SEPARATE WC:** (ground floor): 4'2 x 2'9, (1.28m x 0.87m), low level WC with integrated sink, extractor fan and tiled floor.

**FRONT GARDEN:** Mainly paved and graveled area for driveway.

**REAR GARDEN:** Laid mainly to lawn, paved area and fenced boundaries.

**GARAGE:** Link garage, up and over door.

**T: 0191 281 6700**

[jesmond@rmsestateagents.co.uk](mailto:jesmond@rmsestateagents.co.uk)

**RMS** | Rook  
Matthews  
Sayer



T: 0191 281 6700

[jesmond@rmsestateagents.co.uk](mailto:jesmond@rmsestateagents.co.uk)

**RMS** | Rook  
Matthews  
Sayer



RMS | Rook  
Matthews  
Sayer



RMS | Rook  
Matthews  
Sayer



RMS | Rook  
Matthews  
Sayer



RMS | Rook  
Matthews  
Sayer



RMS | Rook  
Matthews  
Sayer



RMS | Rook  
Matthews  
Sayer

T: 0191 281 6700

jesmond@rmsestateagents.co.uk

RMS | Rook  
Matthews  
Sayer

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: One 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.

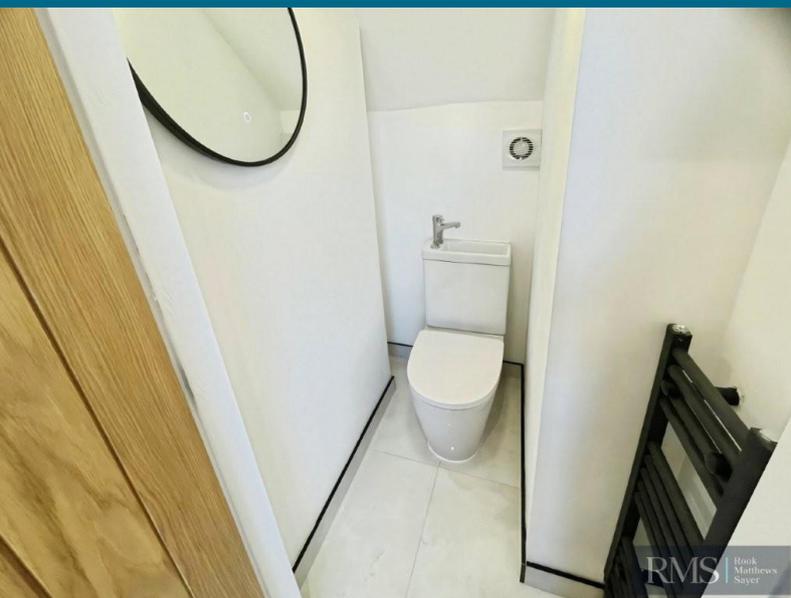
## TENURE

Freehold – 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

**COUNCIL TAX BAND: B**

**EPC RATING: C**

JR4664.CW.MB.6.3.26.V.1

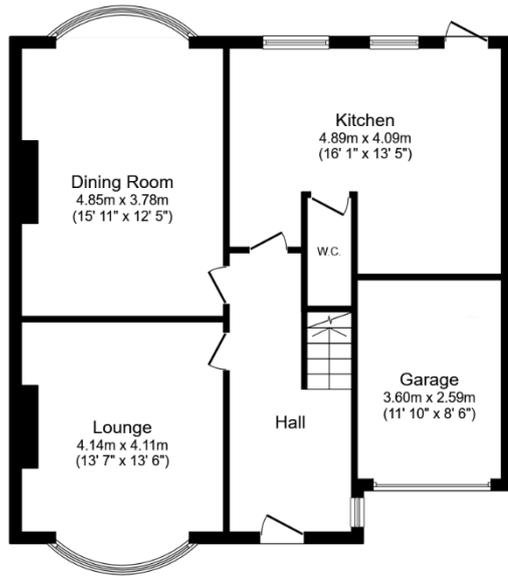


T: 0191 281 6700

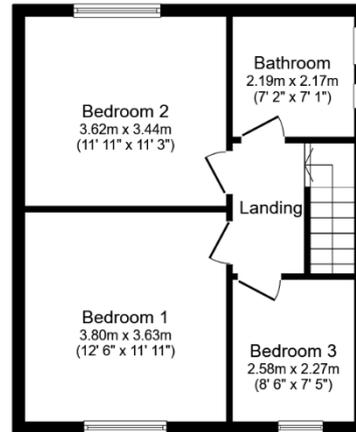
jesmond@rmsestateagents.co.uk

**RMS** | Rook  
Matthews  
Sayer

49 Ennerdale Road, Newcastle upon Tyne, NE6 4DH



**Ground Floor**  
Floor area 75.1 sq.m. (808 sq.ft.)



**First Floor**  
Floor area 43.5 sq.m. (469 sq.ft.)

**Total floor area: 118.6 sq.m. (1,277 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 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.

T: 0191 281 6700

jesmond@rmsestateagents.co.uk

**RMS** | Rook Matthews Sayer