



Nedderton Close | The Boltons | NE5 1QF

**Offers Over £100,000**



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**First Floor Flat**

**Shower Room/W.C**

**Modern Fitted Kitchen**

**Front garden**

**Cosy Lounge**

**Ideal for first time buyer**

**One Bedroom**

**Sought After Location**

**RMS** | Rook  
Matthews  
Sayer

**We are thrilled to introduce this fabulous one bedroom first flat for sale on Nedderton Close in The Boltons.**

**The property briefly comprises of an entrance lobby, hall with stairs leading up to a lovely lounge, a modern fitted kitchen, a shower room/W.C, and a spacious bedroom.**

**Externally there is fabulous garden to the front, with hand store area to the side.**

**The location provides convenient access to a range of day-to-day facilities, including local shops, supermarkets, and services, with further choice available in Newcastle City Centre.**

**The property has good access to local public transport, with access to Newcastle City Centre and the Metro Centre**

**Interest is expected to be high so an early viewing is recommended to avoid disappointed.**

Lobby  
Stairs up to the first floor.

Landing  
Loft access and storage cupboard.

Lounge 15' 4" Max x 9' 7" Max (4.67m x 2.92m)  
Double glazed window and a feature fire place.

Kitchen 11' 6" Max x 6' 0" Max (3.50m x 1.83m)  
Fitted with a range of wall and base units with work surfaces over, splash back tiles, stainless steel sink with mixer tap and drainer, plumbing for an automatic washing machine, tiled flooring, double glazed window to the front and side.

Shower Room/W.C  
Fitted with a low level W.C with concealed cistern, vanity wash hand basin, shower cubicle and a double glazed window.

Bedroom 12' 7" x 8' 8" Plus Storage  
(3.83m x 2.64m)  
Double glazed window, laminate flooring, central heating radiator, and storage cupboard.

Externally  
There is a lawn area with paved path to entrance and storage cupboard.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains  
Broadband: Cable  
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.  
Length of Lease: 999 less 10 days from 1 March 1973  
Ground Rent: £25.00 per annum

#### COUNCIL TAX BAND: A

#### EPC RATING: C

WD8498.BW.AF.03/03/2026.V.1.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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**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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