



Aston Way | Whickham | NE16 5RL

OIEO £280,000



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EXTENDED FAMILY HOME

NO ONWARD CHAIN

CORNER PLOT

FOUR BEDROOMS

GARAGE

DRIVEWAY

MATURE GARDENS

VIEWING ESSENTIAL

RMS | Rook
Matthews
Sayer

THIS DETACHED 4-BEDROOM HOUSE IS OFFERED IN WHICKHAM, NEWCASTLE UPON TYNE, AND IS PRESENTED IN GOOD CONDITION. SET ON A CORNER PLOT WITH LARGE GARDENS, THE PROPERTY INCLUDES A GARAGE AND DRIVEWAY, PROVIDING OFF-STREET PARKING.

ON THE GROUND FLOOR, THERE IS A RECEPTION ROOM WITH LARGE WINDOWS AND A GARDEN VIEW, ARRANGED TO ACCOMMODATE BOTH LIVING AND DINING SPACE. THE KITCHEN INCLUDES INTEGRATED APPLIANCES. A DOWNSTAIRS BEDROOM WITH EN-SUITE FACILITIES OFFERS ADDITIONAL FLEXIBILITY FOR OCCUPANTS. UPSTAIRS, THERE ARE TWO DOUBLE BEDROOMS AND ONE SINGLE BEDROOM, TOGETHER WITH A FAMILY BATHROOM FITTED WITH A SHOWER OVER BATH.

WHICKHAM OFFERS A RANGE OF LOCAL AMENITIES INCLUDING SUPERMARKETS, INDEPENDENT SHOPS, CAFÉS, AND RESTAURANTS ALONG FRONT STREET. NEARBY SCHOOLS INCLUDE WHICKHAM SCHOOL AND SIXTH FORM AND SEVERAL PRIMARY SCHOOLS IN THE SURROUNDING AREA.

PUBLIC TRANSPORT LINKS ARE ACCESSIBLE, WITH REGULAR BUS SERVICES FROM WHICKHAM TOWARDS NEWCASTLE CITY CENTRE, THE METROCENTRE, AND SURROUNDING AREAS. DUNSTON AND METROCENTRE RAILWAY STATIONS ARE WITHIN DRIVING DISTANCE, PROVIDING CONNECTIONS TO NEWCASTLE CENTRAL STATION IN AROUND 10-15 MINUTES AND FURTHER SERVICES TO DESTINATIONS SUCH AS DURHAM, SUNDERLAND AND EDINBURGH. ROAD LINKS VIA THE A1 OFFER CONVENIENT ACCESS ACROSS TYNESIDE AND BEYOND.

LOCAL GREEN SPACES, INCLUDING CHASE PARK IN WHICKHAM AND THE RIVERSIDE AREAS NEAR THE TYNE, PROVIDE OPTIONS FOR WALKING AND RECREATION. THIS PROPERTY'S LOCATION COMBINES RESIDENTIAL SURROUNDINGS WITH ACCESS TO SCHOOLS, AMENITIES AND TRANSPORT.

THERE IS POTENTIAL FOR FURTHER EXTENSION WITH THE RELEVANT PLANNING AND CONSENTS.

The accommodation:

Entrance Porch:
UPVC door to the front, UPVC window, cloak cupboard and radiator.

Hallway:
Radiator.

Lounge/Dining Room:
UPVC windows to the front, UPVC sliding doors to the rear, open plan and two radiators.

Kitchen:
UPVC window, access to garage, fitted with a range of matching wall and base units with worksurfaces above incorporating one and a half bowl sink unit with drainer, tiled splash backs, integrated electric hob, electric oven, extractor hood, integrated microwave, dishwasher, fridge freezer and two built in cupboards.

Bedroom Four:
Extended, can be accessed via the porch to give independent access for a potential business use, UPVC window and radiator.

En Suite Shower Room:
Shower, low level wc, wash hand basin and part tiled.

First Floor Landing:
UPVC window and storage.

Bedroom One:
UPVC window, fitted wardrobes and radiator.

Bedroom Two:
UPVC window, fitted wardrobes and radiator.

Bedroom Three:
UPVC window and radiator.

Bathroom wc:
Two UPVC windows, bath with shower, wc, vanity wash hand basin, fully tiled and heated towel rail.

Externally:
There are mature gardens to all three sides of the property, a garden shed, greenhouse and there is a driveway providing off street parking. There is also an attached garage.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: NONE
Mobile Signal Coverage Blackspot: No
Parking: DRIVEWAY

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 years from 1 December 1966
Ground Rent: £30 yearly

Agents Note:
Under the terms of the Estate Agents Act 1979 (section 21) please note that the vendor of this property is an associate of an employee of Rook Matthews Sayer.

COUNCIL TAX BAND: D
EPC RATING: TBC

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EPC WILL GO HERE



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



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 4131313
ryton@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer