



Bellshiel Grove, The Rise, Newcastle upon Tyne NE15 6BG

**Offers Over: £200,000**

Benefitting from no chain is this modern semi detached house, located on The Rise. The accommodation to the ground floor briefly comprises of hallway, WC, lounge and kitchen. To the first floor is a landing, master bedroom with en suite, two bedrooms and bathroom. Externally, there is a town garden to the front, garden to the rear, and off street parking for two vehicles.

The property is situated close to local public transport routes to and from Newcastle city centre, the MetroCentre, and easy access to the A1 and A69.

Early viewing is recommended.

Council Tax Band: B

EPC Rating: C

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**Semi Detached House**

**Two Further Bedrooms**

**No Chain**

**Garden to Rear**

**Master Bedroom with En Suite**

**Driveway for Two Vehicles**

For any more information regarding the property please contact us today

#### Room Descriptions

##### Hallway

Stairs to first floor landing. Radiator.

##### WC

Frosted double glazed window to the front. Pedestal wash hand basin. Low level WC. Radiator.

##### Lounge 15' 10" x 11' 11" (4.82m x 3.63m)

Three double glazed windows, situated to the front and side. Storage cupboard. Radiator.

##### Kitchen 15' 8" x 9' 9" (4.77m x 2.97m)

Double glazed windows to the front and side. Electric hob. Electric oven. Sink/drain. Integrated fridge freezer. Plumbed for washing machine. Two radiators. French door to the side.

#### First Floor Landing

Radiator.

##### Master Bedroom 16' 11" x 11' 0" plus recess (5.15m x 3.35m)

Three double glazed windows, situated to the side and front. Storage cupboard. Loft access. Radiator.

##### En Suite 5' 3" x 4' 5" (1.60m x 1.35m)

Shower cubicle. Pedestal wash hand basin. Low level WC. Extractor fan. Radiator.

##### Bedroom Two 12' 2" into door recess x 14' 5" max (3.71m x 4.39m)

Two double glazed windows to the front and side. Radiator.

##### Bedroom Three 8' 3" x 7' 7" (2.51m x 2.31m)

Double glazed window to the side. Radiator.

##### Family Bathroom 6' 8" x 5' 11" (2.03m x 1.80m)

Frosted double glazed window to the side. Panelled bath with shower over. Pedestal wash hand basin. Low level WC. Extractor fan. Radiator.

#### Extgernal

Town garden to the front. Garden to the rear. Driveway for two vehicles.

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#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: District Heating System  
Broadband: Fibre  
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.

#### RESTRICTIONS AND RIGHTS

Listed? No  
Conservation Area? No  
Restrictions on property? No  
Easements, servitudes or wayleaves? No  
Public rights of way through the property? No

#### RISKS

Flooding in last 5 years: No  
Risk of Flooding: Zone 1  
Any flood defences at the property: No  
Coastal Erosion Risk: Low  
Known safety risks at property (asbestos etc...): No

#### BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No  
Outstanding building works at the property: No

#### ACCESSIBILITY

This property has no accessibility adaptations.

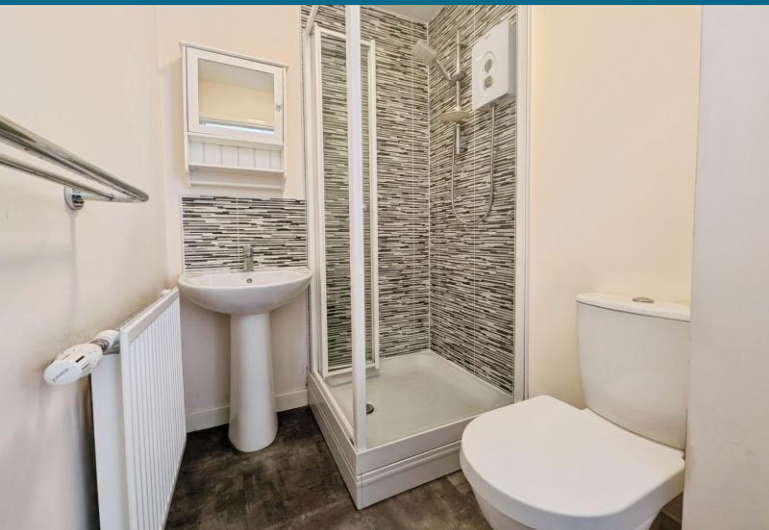
#### TENURE

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: 155 years from 01 January 2014  
Ground Rent: £150pa  
Service Charge: £150pa

There is the option of the freehold being purchased during completion of the sale. Please ask your solicitor for more information on this.

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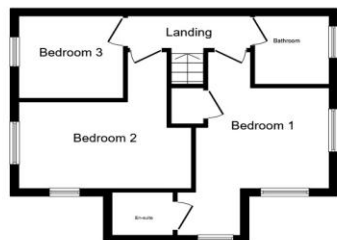
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**Ground Floor**  
Floor area 39.9 sq.m. (429 sq.ft.)



**First Floor**  
Floor area 40.7 sq.m. (438 sq.ft.)

Total floor area: 80.6 sq.m. (867 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 errors, omissions or misstatements. A party must rely upon its own inspection(s). Powered by www.propertybox.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 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



**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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