



Brookville Crescent, Slatyford, Newcastle upon Tyne NE5 2GH

Offers Over: £185,000

Benefitting from a master bedroom with en suite shower room, is this modern style end terraced house, located in Slatyford. The accommodation to the ground floor briefly comprises of entrance hallway, lounge/diner, kitchen and WC. To the first floor is a landing, master bedroom with access to en suite, two further bedrooms and family bathroom. Externally, there is a double driveway to the front, side path, and garden to the rear. The property benefits from solar panels to the rear, which are owned outright.

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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Modern Style End Terraced House

Master Bedroom with En Suite

Two Further Bedrooms

Ground Floor WC

Double Driveway

Garden to Rear

For any more information regarding the property please contact us today

Room Descriptions

Entrance Hallway
Radiator.

Lounge/Diner 15' 5" x 14' 10" (4.70m x 4.52m)
Double glazed window to the rear. Walk in understair cupboard. Radiator. Double glazed patio doors to the rear. Two radiators.

Kitchen 7' 9" x 11' 10" (2.36m x 3.60m)
Double glazed window to the front. Plumbed for dishwasher and washing machine. Integrated gas hob and oven. Extractor hood. Double bowl sink unit. Radiator.

WC 3' 0" x 6' 8" (0.91m x 2.03m)
Frosted double glazed window to the front. Pedestal wash hand basin. Low level WC.

First Floor Landing

Double glazed window to the side. Cupboard housing boiler and extractor.

Master Bedroom 11' 0" x 11' 3" (3.35m x 3.43m)
Double glazed window to the front. Radiator. Storage cupboard. Access to en suite.

En Suite Shower Room 5' 8" x 7' 1" (1.73m x 2.16m)
Frosted double glazed window to the front. Walk in shower with waterfall shower head. Floating wash hand basin with unit below. Low level WC. Radiator.

Bedroom Two 7' 3" x 10' 11" (2.21m x 3.32m)
Double glazed window to the rear. Radiator.

Bedroom Three 7' 3" x 7' 7" (2.21m x 2.31m)
Double glazed window to the rear. Radiator.

Family Bathroom 7' 1" x 5' 5" (2.16m x 1.65m)
Bath with shower over. Pedestal wash hand basin. Low level WC. Radiator.

External

Double driveway to the front. Side path giving access to rear garden. Bike store/shed with lockable bike rack. Patio area. Water butt.

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: ADSL
Mobile Signal Coverage Blackspot: No
Parking: Driveway
Solar Panels: Owned Outright

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

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.

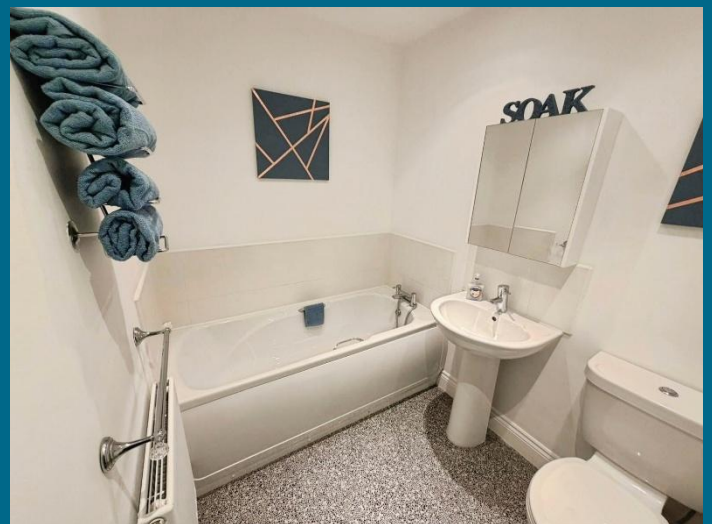
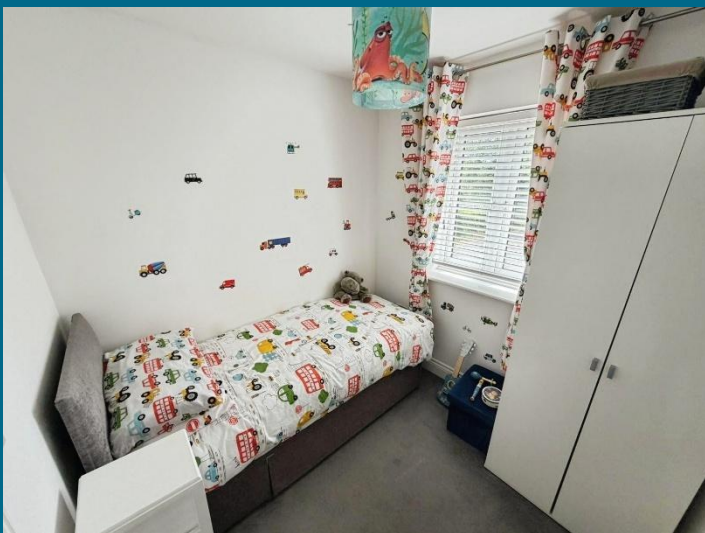
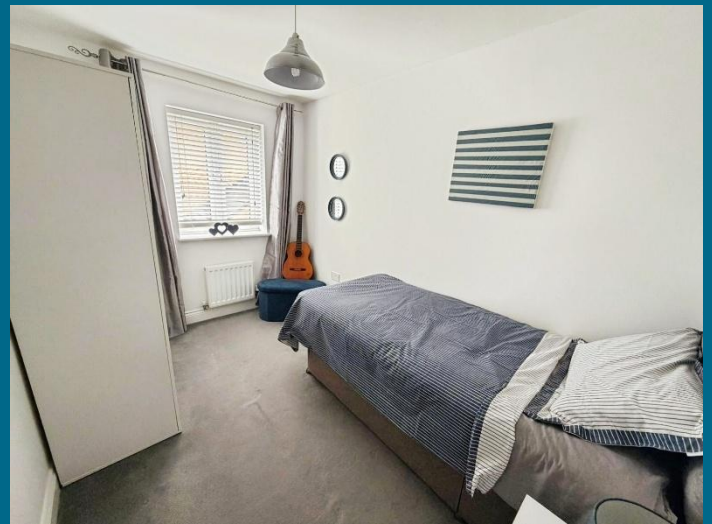
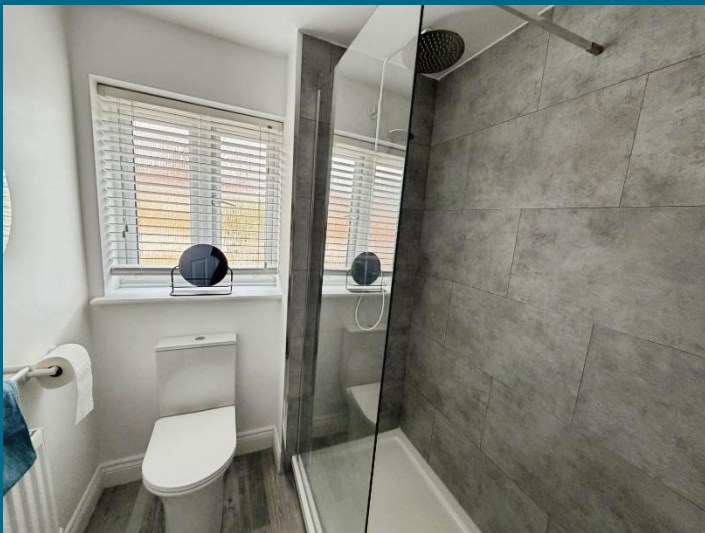
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Floor Plan – To Follow

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 77 C | 78 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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