



Helmsley Road | Sandyford | NE2 1RD

£210,000

This three-bedroom flat is for sale in a sought-after part of Sandyford, offering a practical layout that will appeal to both first-time buyers and investors. Inside, the property provides a lounge, kitchen, shower room WC and three bedrooms giving a clear separation between living and sleeping areas.

RMS | Rook
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x3



x1



x1

Three Bedroom Upstairs Tyneside Flat

EPC Rating D

No Upper Chain

Council Tax Band A

Ideal for First Time Buyers & Investors

Freehold

Private Yard Space

New lease to be created for purchaser

For any more information regarding the property please contact us today

ENTRANCE PORCH:

With a part glazed entrance door.

LANDING:

With two-meter cupboards and access to the roof space.

LOUNGE: 16'3 x 12'9 into coves (4.94m x 3.88m into coves)

Double glazed window to the rear, with a brick fireplace, alcoves, and a double radiator.

KITCHEN: 10'2 x 7'10 (3.10m x 2.38m)

Fitted with a range of wall and base cupboards, work surfaces, single drainer sink unit, with a built in electric oven, built in gas hob, extractor hood, space for automatic washer, part tiled walls, and a double glazed window to the side.

BEDROOM ONE: 16'4 into bay x 13'4 into coves (4.97m into bay x 4.06m into coves)

Double glazed bay window to the front, with alcoves, coving to ceiling, ceiling rose, and a double radiator.

BEDROOM TWO: 8'11 x 7'7 (2.71m x 2.31m)

Double glazed window to the front, with a single radiator.

BEDROOM THREE: 11'11 x 8'2 (3.63m x 2.47m)

Double glazed window to the rear, with a double radiator.

SHOWER ROOM/WC: 4'8 x 7'11 (1.47m x 2.40m)

White 3-piece suite comprising of a pedestal wash hand basin, step in shower cubicle with mains shower, low level WC, single radiator, extractor fan and a double-glazed frosted window to the side.

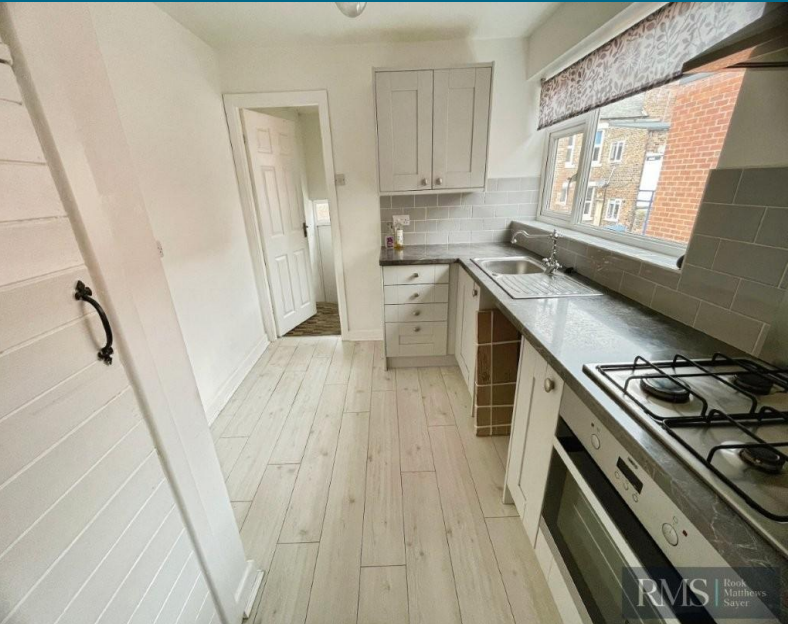
EXTERNALLY:

Small, private, concrete yard to the rear.

T: 0191 281 6700

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: On Street Permit Parking

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

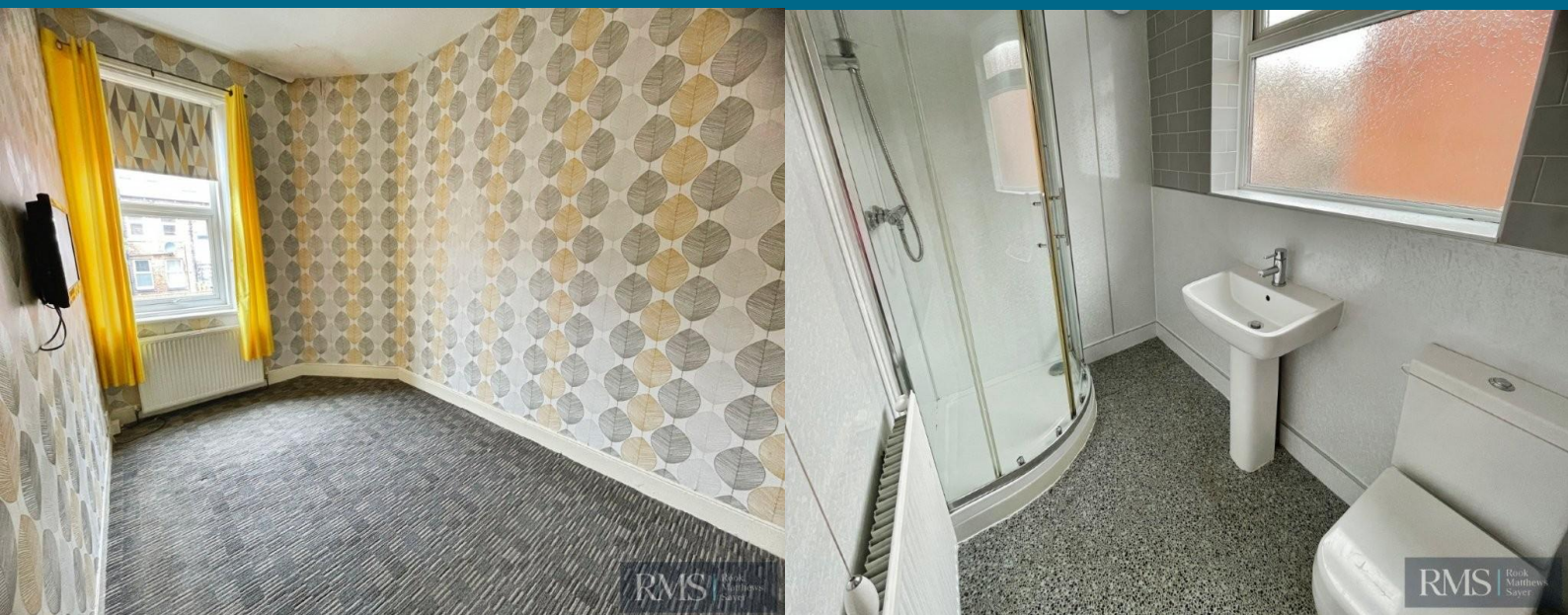
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

*Please note, a new lease is to be created for the purchaser.

COUNCIL TAX BAND: A

EPC RATING: D

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177 Helmsley Road, Newcastle upon Tyne, NE2 1RD



Floor Plan

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	64 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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