



RMS | Rook
Matthews
Sayer

Cartington Court | Fawdon | NE3 2JU

Offers Over £50,000



Spacious upper maisonette

Two bedrooms

Off-street parking

Fitted kitchen

**Close to a wide range of local
shops, amenities, and
excellent transport links**

**Ideal purchase for first-time
buyers**

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This spacious two-bedroom upper maisonette offers generous accommodation arranged over two floors and enjoys a convenient location close to a wide range of local shops, amenities, and excellent transport links.

The accommodation briefly comprises a communal entrance, lounge, a fitted kitchen, two well-proportioned bedrooms, and a family bathroom. Externally, the property benefits from off-street parking, adding further convenience.

An ideal purchase for first-time buyers, professionals, or investors alike.

SECURE COMMUNAL ENTRANCE

GROUND FLOOR

ENTRANCE HALL VIA INNER PORCH

Entrance door, window to side, staircase to first floor, telephone point, radiator.

LOUNGE 10'0 x 10'10 (3.05 x 3.30m)

Windows to side and rear, cupboard housing fuse box, two radiators.

KITCHEN 9'1 x 8'1 (2.77 x 2.46m)

Fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built in electric hob, space for washing machine, single window to side.

INNER HALL

Staircase to first floor.

BEDROOM TWO 12'11 x 7'1 (3.94 x 2.16m)

Window to rear, radiator.

BATHROOM/W.C.

Three piece suite comprising panelled bath, wash hand basin, low level WC, tiled around bath, radiator, extractor fan.

FIRST FLOOR

BEDROOM ONE 16'10 (max) x 16'11 (5.13 x 5.16m)

Two windows to front, cupboard door to loft space access, door to outside landing, two radiators.

RESIDENTS PARKING

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric

Broadband: TBC

Mobile Signal Coverage Blackspot: No

Parking: Communal 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.

ACCESSIBILITY

This property has accessibility adaptations:

- Lift access

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.

99 years from 1990 (63 years remaining)

Ground Rent: Included in service charge

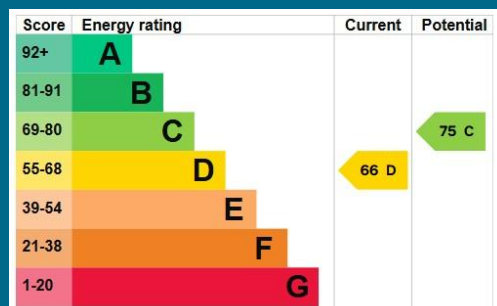
Service Charge: £180.00 per month - Review Period:

TBC - Increase Amount: TBC

COUNCIL TAX BAND: A

EPC RATING: D

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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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