Caroline Cottgages, Slatyford, Newcastle upon Tyne NE5 2TR

Offers Over: £200,000

Charming terraced house for sale in Slatyford. The property is well presented and offers generous accommodation. Outside, the low maintenance rear garden is a notable feature, with artificial lawn and seating areas bordered by painted brick walls, forming a private outdoor space for relaxing or dining.

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Mid Terraced House

Two Reception Rooms

Well Presented

Accommodation Over Three Floors

Four Bedrooms

Gardens to Front & Rear

For any more information regarding the property please contact us today

Room Descriptions

Hallway
Stairs to first floor landing. Radiator.

Lounge 14' 11" x 14' 2" max (4.54m x 4.31m)
Sash double glazed window to the front. Radiator.

Dining Room 14' 1" x 14' 10" max (4.29m x 4.52m)
French door to the rear. Storage cupboard. Radiator.

Kitchen 14' 0" x 8' 4" (4.26m x 2.54m)
Double glazed window to the rear. Sink/drainer. Gas cooker point. Plumbed for washing machine.

First Floor Landing
Stairs to second floor landing.

Bedroom One 14' 7" x 11' 10" (4.44m x 3.60m)
Double glazed window to the rear.

Bedroom Two 14' 6" x 11' 10" (4.42m x 3.60m)
Satin double glazed window to the front. Radiator.

Bedroom Three 11' 2" x 6' 5" (3.40m x 1.95m)
Satin double glazed window to the front. Radiator.

Bathroom 12' 11" x 8' 5" (3.93m x 2.56m)
Frosted double glazed window to the rear. Shower cubicle. Corner bath. Pedestal wash hand basin. Low level WC. Radiator.

Second Floor Landing/Dressing Room Area
16' 3" x 8' 9" (4.95m x 2.66m)
Skylight to the rear. Eaves storage. Spotlights. Radiator.

Bedroom Four 10' 1" x 7' 7" (3.07m x 2.31m)
Skylight to the rear. Eaves storage. Spotlights. Radiator.

WC
Low level WC. Vanity wash hand basin.

External
Garden to the front. Yard to the rear, with artificial lawn.

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The ground floor provides two reception rooms, the lounge benefitting from ample seating space, and fireplace. There is a separate dining room with French doors opening to the garden, creating an excellent flow for everyday family living and entertaining. The modern fitted kitchen offers good worktop space and storage, with a recessed area for the cooker.

There are three double bedrooms to the first floor, and a further bedroom and WC to the second floor. The second floor landing also incorporates a dressing area. Décor throughout is in good condition with neutral finishes to the main rooms and sash double glazed windows to the lounge and all bedrooms, providing sound reduction and insulation while retaining period character. The spacious family bathroom and WC are fitted with white appliances.

Outside, the low-maintenance rear garden is a notable feature, with artificial lawn and seating areas bordered by painted brick walls, forming a private outdoor space for relaxing or dining.

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: A
EPC Rating: D

AGENTS NOTE
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: Fibre
Mobile Signal Coverage Blackspot: No
Parking: On Street 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.

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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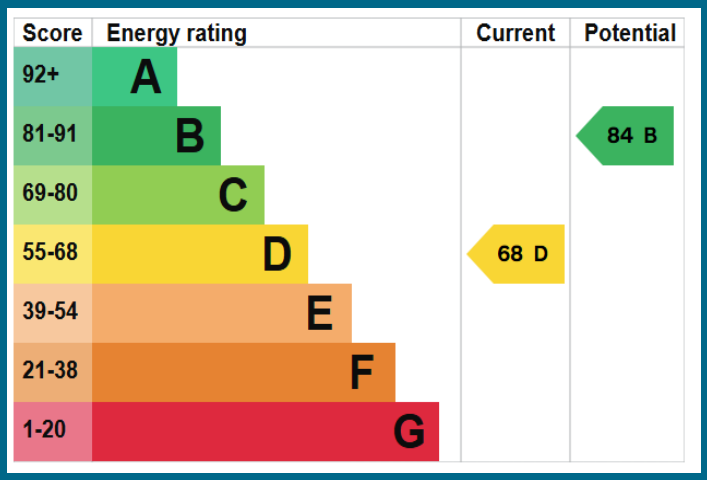
Floor Plan – To Follow



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The Property Ombudsman

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