



## Grange Road Fenham

- Semi Detached House
- Investment Opportunity
- Two Bedrooms
- Ground Floor WC
- Gardens to Front, Side & Rear

**Asking Price: £115,000**

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## GRANGE ROAD, FENHAM, NEWCASTLE UPON TYNE NE4 9LE

### Investment Opportunity

For sale with the tenants in place is this semi detached house located in Fenham. The accommodation to the ground floor briefly comprises of hallway, lounge, kitchen and WC. To the first floor is a landing, two bedrooms and bathroom. Externally, there are gardens to the front, side and rear.

The property is tenanted until November 2023 at a rent of £525pcm.

The property benefits from gas central heating and double glazing throughout.

Early viewing is recommended.

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.

### Tenure

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

**Council Tax Band: A**

**EPC Rating: D**

### Hallway

Double glazed window to the side. Stairs to first floor landing. Storage cupboard. Radiator.

### Lounge 16' 0" x 9' 11" (4.87m x 3.02m)

Double glazed window to the front. Double glazed window to the rear. Two radiators.

### Kitchen 11' 4" x 10' 1" max (3.45m x 3.07m)

Double glazed window to the rear. Plumbed for washing machine. Electric oven. Gas hob. One and a half bowl sink/drainers. Radiator.

### WC

Frosted double glazed window to the side. Low level WC.

FN0008882/SJP/SP/04022023/V.2





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**First Floor Landing**

Double glazed window to the front. Loft access.

**Bedroom One 15' 11" x 9' 10" (4.85m x 2.99m)**

Double glazed window to the front. Double glazed window to the rear. Two radiators.

**Bedroom Two 10' 1" x 8' 11" plus wardrobe (3.07m x 2.72m)**

Double glazed window to the rear. Double glazed window to the side. Storage cupboard (currently used as wardrobe). Radiator.

**Bathroom**

Frosted double glazed window to the side. Shower cubicle. Low level WC. Pedestal wash hand basin. Heated towel rail.


**External**

Gardens to the front, side and rear.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	

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