



## Lanercost Drive Fenham

- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Gardens to Front & Rear
- Off Street Parking & Garage

**Asking Price: £170,000**

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**LANERCOST DRIVE, FENHAM, NEWCASTLE UPON TYNE NE5 2DH**

Offered with no chain is this semi detached house located in the popular area of Fenham. The accommodation to the ground floor briefly comprises of porch, hallway, dining room, lounge and kitchen. To the first floor is a landing, three bedrooms, shower and separate WC.

Externally there are gardens to the front and rear, off street parking and garage.

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

Early viewing is recommended.

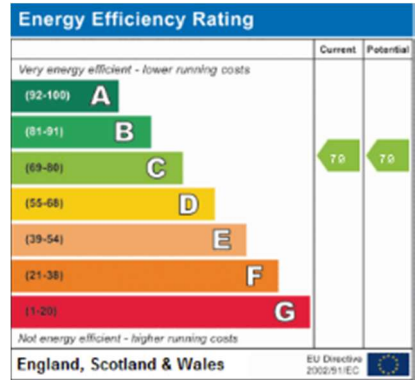
The property is situated close to local public transport routes to and from Newcastle city centre, the MetroCentre, and easy access to the A1 and A69.

**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: B**

**EPC Rating: D**



**Porch**

**Hallway**

Cloakroom. Understair storage cupboard. Stairs to first floor landing. Radiator.

**Dining Room 14' 5" into bay x 11' 6" max (4.39m x 3.50m)**

Double glazed bay window to the front. Radiator.

**Lounge 18' 8" max x 11' 6" max (5.69m x 3.50m)**

Sliding door to the rear. Radiator.

**Kitchen 13' 7" x 9' 8" (4.14m x 2.94m)**

Double glazed window to the rear. Sink/drainer. Plumbed for washing machine. Plumbed for dishwasher. Door to the garage.



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**First Floor Landing**

**Bedroom One 13' 11" x 8' 11" plus wardrobes (4.24m x 2.72m)**

Double glazed box bay window to the rear. Fitted wardrobes. Radiator.

**Bedroom Two 15' 8" into bay x 9' 0" (4.77m x 2.74m)**

Double glazed bay window to the front. Radiator.

**Bedroom Three 9' 1" x 7' 7" (2.77m x 2.31m)**

Double glazed bay window to the front. Radiator.

**External**

Gardens to the front and rear. Off street parking. Garage.

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**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 relation to this property.

**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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