



## Sutherland Avenue Fenham

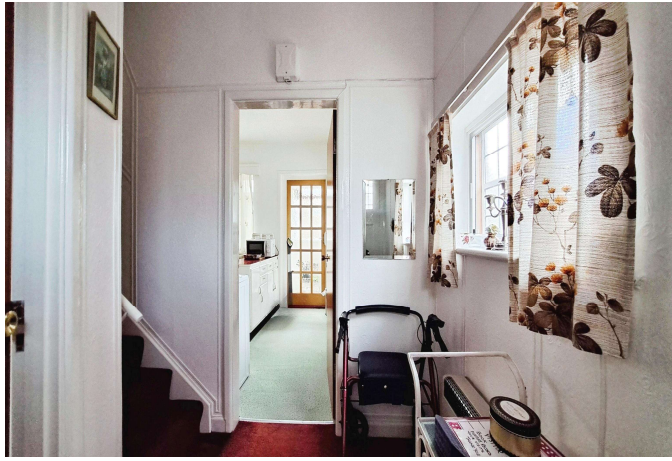
- Semi Detached House
- No Chain
- Two Bedrooms
- Conservatory
- Gardens to Front & Rear

**Offers Over: £125,000**

0191 274 4661  
380 West Road, Fenham, NE4 9RL

ROOK  
MATTHEWS  
SAYER

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[fenham@rmsestateagents.co.uk](mailto:fenham@rmsestateagents.co.uk)



**SUTHERLAND AVENUE, FENHAM, NEWCASTLE UPON TYNE NE4 9NQ**

**PROPERTY DESCRIPTION**

For sale with no chain is this semi detached house located in Fenham. The accommodation to the ground floor briefly comprises of porch, hallway, lounge, kitchen and conservatory. To the first floor is a landing, two bedrooms, bathroom and separate WC. Externally, there is a garden and driveway to the front, and garden to the rear.

The property benefits from double glazing where stated.

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

**PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway



**MINING**

It is not known if the property is situated on a coalfield. It is also not known if the property has been directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

**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.

FN00009409/SJP/SP/29022024/V.2



SUTHERLAND AVENUE, FENHAM, NEWCASTLE UPON TYNE NE4 9NQ

#### Porch

#### Hallway

Stained glass single glazed window to the side.

#### Lounge 15' 3" x 11' 11" max (4.64m x 3.63m)

Two double glazed windows to the front. Radiator.

#### Kitchen 15' 10" x 9' 6" (4.82m x 2.89m)

Double glazed window to the rear. Frosted double glazed window to the side. Sink/drain. Storage cupboard. Plumbed for washing machine. Door to the conservatory. Radiator.

#### Conservatory 9' 6" x 6' 1" (2.89m x 1.85m)

Door to the rear. Storage cupboard.

#### First Floor Landing

Radiator.

#### Bedroom One 12' 5" x 11' 10" (3.78m x 3.60m)

Two double glazed windows to the front. Storage cupboard. Radiator.

#### Bedroom Two 9' 7" x 15' 11" max (2.92m x 4.85m)

Double glazed window to the rear. Radiator.

#### Bathroom

Frosted double glazed window to the side. Enamelled bath. Pedestal wash hand basin.

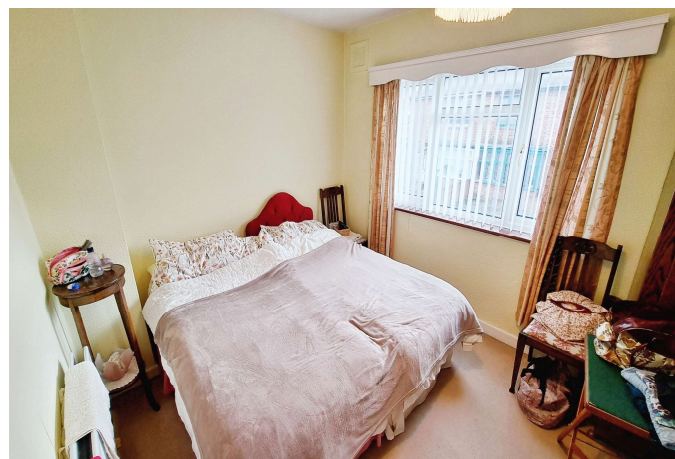
#### WC

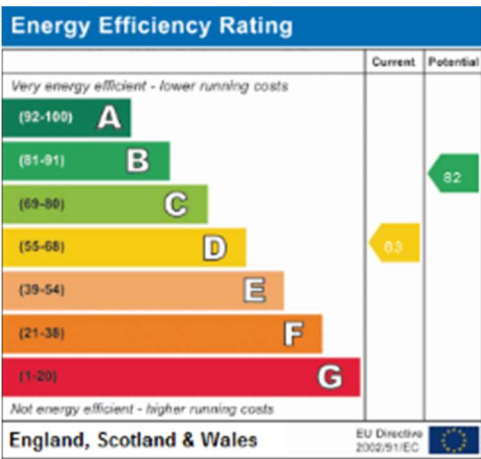
Frosted single glazed window to the side. Low level WC.

#### External

Garden and driveway to the front. Garden to the rear.

FN00009409/SJP/SP/29022024/V.2





**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.

**16 Branches across the North-East**

