



Bolbec Road Fenham

- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Gardens to Front & Rear
- Driveway

Offers in the Region of: £300,000

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BOLBEC ROAD, FENHAM, NEWCASTLE UPON TYNE NE4 9EP

PROPERTY DESCRIPTION

Offered for sale is this semi detached house, situated on a desirable street in Fenham. The property boasts an open plan kitchen/dining room. The kitchen is newly fitted, equipped with modern fixtures and fittings, creating a warm, communal space that is ideal for hosting dinner parties or family meals. The house offers a comfortable living space with three spacious double bedrooms, perfect for a growing family or professionals seeking extra room.

In addition to this, the house features a four piece bathroom suite, offering a stylish and modern space for your daily routines. The bathroom's design and fixtures are tastefully chosen, providing a touch of elegance to the house.

The location of this property is another of its key selling points. It is situated near local schools, making it an excellent choice for families. Additionally, local amenities are within easy reach, adding convenience to your daily living.

The house sits on a street known for its open aspect, providing a peaceful and serene environment. This property is a great opportunity to invest in a house that offers a blend of comfort, style, and convenience. Don't miss out on the chance to secure this gem in a desirable location.

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: D

EPC Rating: D

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

The property benefits from double glazing throughout.

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.

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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Hallway

Stairs to first floor landing. Cloakroom. Radiator.

Lounge 16' 6" into bay x 13' 6" max (5.03m x 4.11m)

Double glazed box bay window to the front. Coving. Radiator.

Kitchen/Dining Room 24' 10" max x 16' 9" max (7.56m x 5.10m)

Two double glazed windows to the rear. Sink/drain. Electric oven. Spotlights. Door to the garage. Sliding door to the rear. Radiator.

Garage

Plumbed for washing machine. Door to the rear.

First Floor Landing

Stained double glazed window to the side. Loft access.

Bedroom One 17' 2" into bay x 12' 3" max (5.23m x 3.73m)

Double glazed box bay window to the front. Radiator.

Bedroom Two 16' 2" into bay x 13' 1" max (4.92m x 3.98m)

Double glazed box bay window to the rear. Radiator.

Bedroom Three 9' 10" x 7' 11" (2.99m x 2.41m)

Double glazed window to the front. Radiator.

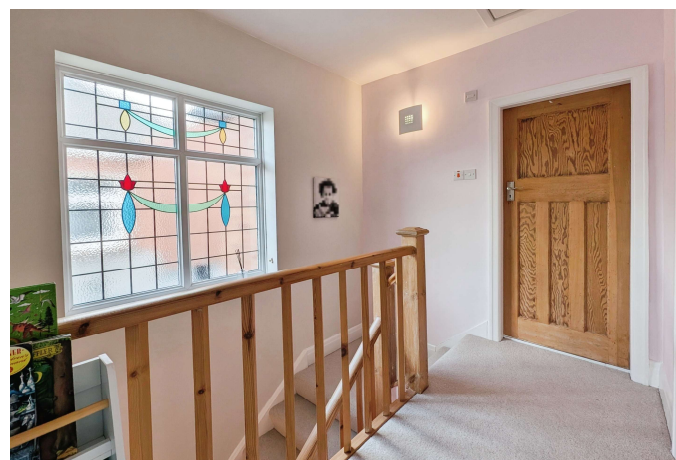
Bathroom 11' 0" x 7' 1" (3.35m x 2.16m)

Frosted double glazed window to the rear. Storage cupboard. Panelled bath. Shower cubicle. Pedestal wash hand basin. Low level WC. Heated towel rail.

External

Driveway. Gardens to the front and rear.

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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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