



## Greenway

### Fenham

- Semi Detached House
- No Chain
- Three Bedrooms
- Two Reception Rooms
- Driveway

**Asking Price: £130,000**

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380 West Road, Fenham, NE4 9RL

ROOK  
MATTHEWS  
SAYER

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## **GREENWAY, FENHAM, NEWCASTLE UPON TYNE NE4 9TT**

### **PROPERTY DESCRIPTION**

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

The property benefits from double glazing throughout.

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: TBC

### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway



### **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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## **GREENWAY, FENHAM, NEWCASTLE UPON TYNE NE4 9TT**

### **Hallway**

Frosted double glazed window to the side. Understairs storage. Stairs to first floor landing. Radiator.

### **Dining Room 15' 3" max x 10' 3" (4.64m x 3.12m)**

Double glazed window to the rear. Radiator. Opens into lounge,

### **Lounge 10' 7" x 11' 11" (3.22m x 3.63m)**

Double glazed window to the front. Radiator.

### **Kitchen 14' 3" x 5' 8" (4.34m x 1.73m)**

Double glazed window to the side. Plumbed for washing machine. Plumbed for dishwasher. Sink/drain. Radiator. Door to the rear.

### **Rear Porch**

Double glazed window to the side. Door to the rear.

### **First Floor Landing**

Double glazed window to the front.

### **Bedroom One 11' 5" x 11' 9" into wardrobe (3.48m x 3.58m)**

Double glazed window to the rear. Fitted wardrobe. Storage cupboard. Radiator.

### **Bedroom Two 9' 0" x 10' 6" (2.74m x 3.20m)**

Double glazed window to the front. Fitted wardrobe. Radiator.

### **Bedroom Three 9' 2" x 7' 10" (2.79m x 2.39m)**

Double glazed window to the rear. Storage cupboard. Radiator.

### **Bathroom**

Frosted double glazed window to the side. Panelled bath with shower over. Radiator.

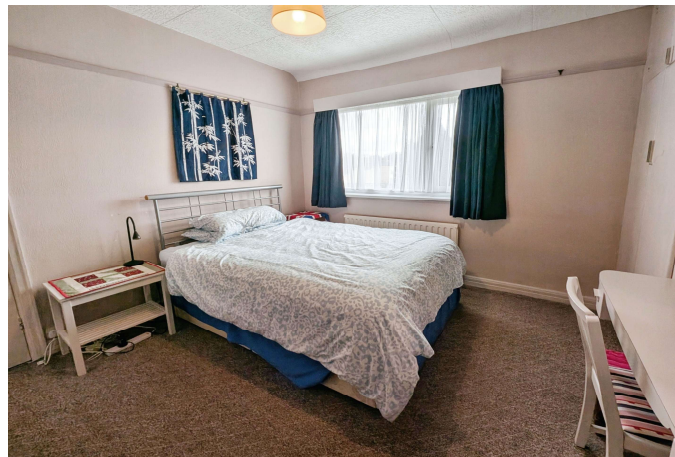
### **WC**

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

### **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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