



Croydon Road Fenham

- Mid Terraced House
- No Chain
- Three Bedrooms
- Two Reception Rooms
- Rear Yard

Asking Price: £165,000

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ROOK
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CROYDON ROAD, FENHAM, NEWCASTLE UPON TYNE NE4 5LP

PROPERTY DESCRIPTION

For sale with no chain is this mid terraced house located in Fenham. The accommodation to the ground floor briefly comprises of hallway, lounge, dining room and kitchen. To the first floor is a landing, three bedrooms and bathroom. Externally, there is a yard to the rear.

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: On Street Parking

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.

FN00010004/SJP/SP/22042025/V.1



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Hallway

Stairs to first floor landing. Radiator.

Lounge 13' 6" max x 13' 2" into bay (4.11m x 4.01m)

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

Dining Room 13' 9" max x 12' 4" (4.19m x 3.76m)

(Currently used as a bedroom) Double glazed window to the rear. Storage cupboard. Radiator.

Kitchen 11' 2" x 6' 9" (3.40m x 2.06m)

Two double glazed windows to the rear. Plumbed for washing machine. Sink/drain. Gas cooker point.

First Floor Landing

Loft access.

Bedroom One 12' 3" x 10' 6" (3.73m x 3.20m)

Double glazed window to the front. Coving. Radiator.

Bedroom Two 12' 6" x 11' 4" max (3.81m x 3.45m)

Double glazed window to the rear. Coving. Radiator.

Bedroom Three 8' 11" x 6' 0" (2.72m x 1.83m)

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

Bathroom 6' 10" x 7' 2" (2.08m x 2.18m)

Frosted double glazed window to the rear. Panelled bath with shower over. Vanity wash hand basin. Low level WC. Radiator.

External

Rear yard.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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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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