



Ewbank Avenue

Fenham

- Semi Detached House
- No Chain
- Three Bedrooms
- Two Reception Rooms Plus Utility
- Driveway & Paved Garden Area to Front

Auction Guide Price: £165,000

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EWBANK AVENUE, FENHAM, NEWCASTLE UPON TYNE NE4 9NY

PROPERTY DESCRIPTION

For sale by auction is this semi detached house located in Fenham. The accommodation to the ground floor briefly comprises of hallway, lounge, dining room, kitchen and utility. To the first floor is a landing, three bedrooms and bathroom. Externally, there is a driveway and paved garden area to the front, garage and garden to the 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.

For Sale by Auction: Wednesday 30th April 2025

Bidding opens 24 hours prior at 10am.

Option 2

Terms and Conditions apply

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee.

Joint Agents: The Agents Property Auction Ltd

Terms and conditions apply see website [www. Agents Property Auction. Com](http://www.AgentsPropertyAuction.Com)

Council Tax Band: B

EPC Rating: D

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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EWBANK AVENUE, FENHAM, NEWCASTLE UPON TYNE NE4 9NY

Hallway

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

Lounge 15' 7" into bay x 11' 0" (4.75m x 3.35m)

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

Dining Room 12' 8" x 17' 3" max (3.86m x 5.25m)

Sliding door to the rear. Coving. Radiator. Opens into kitchen.

Kitchen

Double glazed window to the rear. One and a half bowl sink/drainers. Plumbed for washing machine.



Utility Room 10' 0" x 7' 7" (3.05m x 2.31m)

Sink/drainers. Door to the garage.

First Floor Landing

Bedroom One 15' 6" x 9' 6" (4.72m x 2.89m)

Double glazed box bay window to the front. Radiator.

Bedroom Two 12' 1" x 9' 7" (3.68m x 2.92m)

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

Bedroom Three 9' 4" x 7' 5" (2.84m x 2.26m)

Double glazed window to the front. Radiator.



Bathroom 8' 10" x 7' 5" (2.69m x 2.26m)

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

External

Driveway and paved garden area to the front. Garage. Garden to the rear.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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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