



Holmesdale Road Fenham

- Mid Terraced House
- Two Bedrooms
- One Reception Room
- Gardens to the Front & Rear

Offers Over: £120,000

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HOLMESDALE ROAD, FENHAM, NEWCASTLE UPON TYNE NE5 3NL

PROPERTY DESCRIPTION

This appealing terraced house located in Fenham, currently listed for sale, is in good condition and presents an excellent opportunity for first-time buyers and investors alike. Boasting an attractive facade, the property is well-proportioned and thoughtfully laid out.

The house is in good condition, presenting a warm and inviting space for you to make your own. Upon entering, you will find one reception room featuring attractive wood floors, perfect for relaxing or entertaining guests. The property also includes a well-equipped kitchen, offering ample space for meal preparations.



In addition to a comfortable living area, the house offers two spacious bedrooms along with a single bathroom, making it an ideal choice for small families or professionals seeking a quiet retreat in a convenient location.

Adding to its appeal, the property comes with a beautiful garden, a great spot for outdoor relaxation or al fresco dining in the warmer months.

Importantly, the property is currently tenanted, achieving a rental income of £900 per month. Rook Matthews Sayer have not had sight of the tenancy agreement, but the property can be sold with vacant possession if preferred.

This property combines comfort, convenience, and potential income, making it an excellent investment. Don't miss this opportunity. Contact us today for more information or to arrange a viewing.



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: C

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.

FN00009974/SJP/SP/15042025/V.3

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Hallway

Stairs to first floor landing. Radiator.

Lounge 11' 2" max x 17' 2" into bay (3.40m x 5.23m)

Double glazed bay window to the front. Radiator.

Kitchen 14' 8" x 6' 4" (4.47m x 1.93m)

Double glazed window to the rear. Sink/drain. Electric oven. Electric hob. Extractor hood. Plumbed for washing machine. Storage cupboard. Radiator.

First Floor Landing

Bedroom One 16' 6" max x 9' 10" (5.03m x 2.99m)

Double glazed window to the front. Radiator.

Bedroom Two 10' 9" x 10' 2" (3.27m x 3.10m)

Double glazed window to the rear. Loft access (boarded). Radiator.

Bathroom

Frosted double glazed window to the rear. Shower cubicle. Vanity wash hand basin. Low level WC. Heated towel rail. Spotlights.

External

Gardens to the front and rear.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	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.

16 Branches across the North-East

