



Stamfordham Road

Fenham

- First Floor Flat
- No Chain
- Three Bedrooms
- One Reception Room
- Rear Garden

Offers Over: £85,000

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STAMFORDHAM ROAD, FENHAM, NEWCASTLE UPON TYNE NE5 3JH

PROPERTY DESCRIPTION

For sale with no chain is this first floor flat located in Fenham. The accommodation briefly comprises of entrance with stairs to first floor landing, lounge, kitchen, three bedrooms and bathroom. Externally, there is a rear garden.

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 leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 962 years remaining as at March 2025

Ground Rent: One peppercorn. No service charge.

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Entrance

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

First Floor Landing

Lounge 15' 1" into bay x 11' 4" max (4.59m x 3.45m)

Double glazed bay window to the front. Radiator.

Kitchen 9' 10" x 4' 11" (2.99m x 1.50m)

Double glazed window to the rear. Plumbed for washing machine. Sink/drain. Gas cooker point.

Bedroom One 13' 3" into bay x 11' 8" (4.04m x 3.55m)

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

Bedroom Two 10' 4" max x 11' 10" (3.15m x 3.60m)

Double glazed window to the rear. Loft access. Radiator.

Bedroom Three 12' 0" x 8' 5" (3.65m x 2.56m)

Double glazed window to the rear. Radiator.

Bathroom 8' 1" x 5' 3" (2.46m x 1.60m)

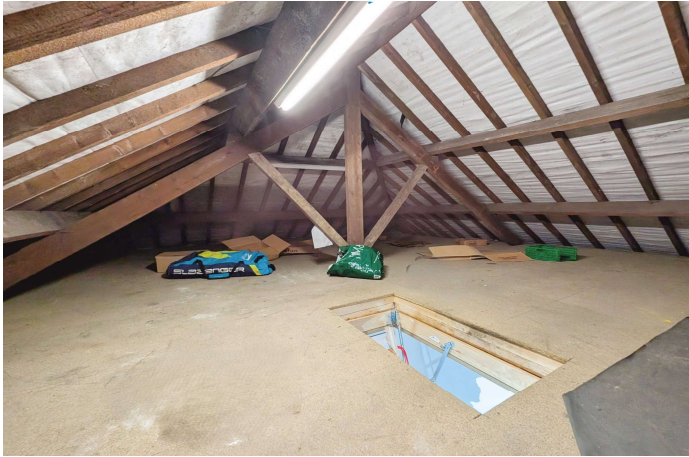
Frosted double glazed window to the rear. Panelled bath. Shower cubicle. Pedestal wash hand basin. Low level WC.

External

Rear garden.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	60 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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