

Bolbec Road Fenham

- Semi Detached House
- Three Bedrooms
- Open Plan Kitchen/Dining Room
- Ground Floor WC
- Garage & Driveway

Offers Over: £315,000









BOLBEC ROAD, FENHAM, NEWCASTLE UPON TYNE NE4 9EP

PROPERTY DESCRIPTION

Presenting a charming semi detached house for sale, in an outstanding condition and situated in Fenham. The area has excellent public transport links and nearby schools. This property boasts three bedrooms and open plan kitchen/dining room, together with a convenient ground floor WC which adds to the functional aspects of the home. The house exudes warmth and comfort, with its herringbone flooring adding an elegant touch to the overall aesthetic.

The heart of the home is the open-plan kitchen and dining area. This space is perfect for modern living, offering an ideal setting for family meals or entertaining guests. The kitchen features a contemporary design that complements the overall style of the house.

The property boasts three well-proportioned bedrooms, two of which come with bespoke fitted wardrobes, offering ample storage space. The four-piece bathroom suite, complete with a walk-in shower, adds a touch of luxury to everyday routines.

Storage solutions have been thoughtfully integrated throughout the house, including a fully boarded attic. The property benefits from a series of recent upgrades such as newly installed double glazed windows and a modern boiler system.

Externally, the property is equally impressive. A newly landscaped rear garden has been designed with both aesthetics and functionality in mind. The driveway and single garage provide valuable off-street parking, a sought-after amenity in any residential area.

In summary, this property is a wonderful opportunity for those seeking a comfortable and stylish home in a favourable location. It offers a blend of classic charm and modern comfort, making it a truly desirable property.

The accommodation to the ground floor briefly comprises of hallway, lounge, kitchen/dining room, WC and garage. To the first floor is a landing, three bedrooms and bathroom. Externally, there are gardens to the front and rear and driveway.

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: D EPC Rating: D

PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains
Sewerage: Mains Heating: Gas
Broadband: Fibre Parking: Driveway

Mobile Signal Coverage Blackspot: No

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.

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Hallway

Storage cupboard. Radiator. Stairs to first floor landing.

Lounge 16' 6" into bay x 13' 6" max (5.03m x 4.11m)

Double glazed bay window to the front. Radiator.

Dining Room/Kitchen 24' 8" x 16' 10" (7.51m x 5.13m)

Dining Area 16' 10" x 14' 6" (5.13m x 4.42m)

French doors to the rear. Radiator. Opens into kitchen.

Kitchen 16' 10" x 10' 1" (5.13m x 3.07m)

Double glazed window to the rear. Belfast sink. Electric oven. Breakfast bar. Integrated appliances, double oven, microwave, dishwasher, fridge/freezer. Radiator. Door to garage.

Garage

Plumbed for washing machine.

wc

Frosted double glazed window to the front. Low level WC. Wash hand basin. Heated towel rail.

First Floor Landing

Stained double glazed window to the side. Storage cupboard. Loft access (pull down ladder).

Bedroom One

16' 2" into bay x 12' 8" into wardrobe (4.92m x 3.86m)

Double glazed box bay window to the rear. Fitted wardrobe. Radiator.

Bedroom Two 17' 2" into bay x 12' 4" max (5.23m x 3.76m)

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

Bedroom Three 9' 10" x 7' 11" (2.99m x 2.41m)

Double glazed window to the rear. Radiator.

Bathroom 11' 5" x 7' 0" (3.48m x 2.13m)

Two frosted double glazed windows to the rear. Panelled bath. Shower cubicle. Vanity wash hand basin. Low level WC. Heated towel rail. Extractor fan.

External

Driveway. Garage. Gardens to the front and rear.

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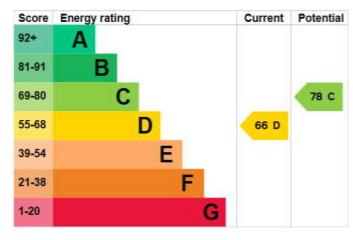












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