



Grange Road, Fenham, Newcastle upon Tyne NE4 9LD

**Offers Over: £380,000**

ROOK  
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**Semi Detached House**

**Open Plan Lounge/Dining/Kitchen**

**Accommodation Over Three Floors**

**Utility**

**Four Bedrooms**

**Ground Floor WC**

**For any more information regarding the property please contact us today**

This immaculately presented semi detached house located in the popular area of Fenham, is currently listed for sale. The house is very well presented with a unique stained glass single glazed window greeting you in the hallway. The property boasts an open plan layout which truly brings the house to life, creating a warm and inviting atmosphere.

The house comprises of four good sized bedrooms, each offering ample space and comfort. The third and fourth bedrooms, located on the second floor, provide private and restful havens. The bathroom contains features such as a free standing bath and high level cistern, adding a touch of elegance to the property.

A real showstopper is the open plan lounge/dining/kitchen area. The kitchen and lounge area feature exposed brick walls, which add charm and character. The Belfast sink and space for a double gas oven ensure the kitchen is also practical for everyday use. The kitchen island provides a focal point for the room, and French doors open out to the rear, allowing plenty of natural light to flood the room.

Externally, the property features a large front driveway with space for multiple vehicles and a paved area to the rear. There is also a single garage for additional parking or storage. The property is conveniently located close to public transport links, nearby schools and local amenities, making it an ideal home for a variety of potential buyers.

The accommodation to the ground floor briefly comprises of porch, hallway, open plan lounge/dining room/kitchen, utility and WC. To the first floor is a landing, two bedrooms and bathroom. To the second floor there are a further two bedrooms. Externally, there is a large driveway to the front, garage and paved area 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: D

EPC Rating: C

**PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

The property benefits from double glazing where stated.

**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

Stained glass single window to the side. Stairs to first floor landing. Storage cupboard.

### Open Plan Lounge/Dining/Kitchen

#### Lounge Area 11' 11" max x 17' 6" into bay (3.63m x 5.33m)

Double glazed bay window to the rear. Exposed brick wall. Coving. Radiator.

#### Dining Area

French door to the rear. Double glazed window to the rear. Exposed brick wall.

#### Kitchen Area

Central island. Belfast sink. Gas cooker point for double oven.

#### Utility 7' 3" x 6' 0" (2.21m x 1.83m)

Plumbed for washing machine. Loft access. Radiator.

#### WC

Low level WC. Pedestal wash hand basin. Heated towel rail.

### First Floor Landing

#### Bedroom One 14' 3" x 11' 5" (4.34m x 3.48m)

Double glazed window to the front. Radiator.

#### Bedroom Two 14' 6" x 11' 11" (4.42m x 3.63m)

Double glazed window to the front. Radiator.

#### Bathroom 12' 6" x 5' 3" (3.81m x 1.60m)

Frosted double glazed window to the side. Free standing bath with shower over. Wash hand basin. High level cistern WC.

### Second Floor Landing

Frosted double glazed window to the rear. Radiator.

#### Bedroom Three 18' 1" x 11' 11" (5.51m x 3.63m)

Double glazed window to the front. Frosted double glazed window to the rear. Radiator.

#### Bedroom Four 13' 4" x 8' 4" (4.06m x 2.54m)

Double glazed window to the side.

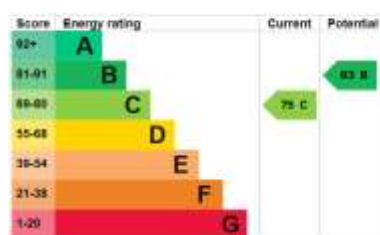
### External

Large driveway to the front. Garage. Paved area to the rear.

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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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