



Hoyle Avenue Fenham

- Semi Detached House
- No Chain
- Three Bedrooms
- Kitchen/Diner
- Driveway

Offers over: £175,000

0191 274 4661

380 West Road, Fenham, NE4 9RL

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
fenham@rmsestateagents.co.uk



HOYLE AVENUE, FENHAM, NEWCASTLE UPON TYNE NE4 9QX

PROPERTY DESCRIPTION

For sale with no chain is this semi detached house located in Fenham. The accommodation to the ground floor briefly comprises of hallway, lounge and kitchen/diner. To the first floor is a landing, three bedrooms and bathroom. Externally, there is a driveway and garden to the front, and garden 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: B

EPC Rating: D



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

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.

FN00009983/SJP/SP/12042025/V.2



HOYLE AVENUE, FENHAM, NEWCASTLE UPON TYNE NE4 9QX

Hallway

Stairs to first floor landing. Radiator.

Lounge 13' 2" into bay x 12' 4" max (4.01m x 3.76m)

Double glazed bay window to the front. Radiator.

Kitchen/Diner 18' 11" max x 14' 10" into bay (5.76m x 4.52m)

Double glazed window to the rear. Double glazed window to the side. Gas hob. Electric oven. Extractor fan. Sink/drain. Storage cupboard. Door to the rear. Radiator.

First Floor Landing

Frosted double glazed window to the side.

Bedroom One 12' 2" x 10' 9" max (3.71m x 3.27m)

Double glazed window to the front. Radiator.

Bedroom Two 11' 7" x 11' 1" max (3.53m x 3.38m)

Double glazed window to the rear. Radiator.

Bedroom Three 8' 10" x 7' 9" (2.69m x 2.36m)

Double glazed window to the front. Radiator.

Bathroom 7' 7" x 7' 4" (2.31m x 2.23m)

Two frosted double glazed windows to the side. Panelled bath with shower over. Pedestal wash hand basin. Low level WC. Storage cupboard. Loft access. Heated towel rail.

External

Driveway to the front. Gardens to the front and rear.

FN00009983/SJP/SP/12042025/V.2





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 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

