

Hoyle Avenue Fenham

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

Offers over: £175,000









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

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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/drainer. 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.

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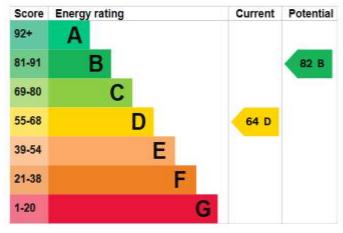












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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some 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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