



Moorside North, Fenham, Newcastle upon Tyne NE4 9DX

**Asking Price: £525,000**

ROOK  
MATTHEWS  
SAYER



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**Detached House**

**Three Reception Rooms**

**No Chain**

**Two Ground Floor WCs**

**Five Bedrooms**

**Large First Floor Store Room**

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

#### PROPERTY DESCRIPTION

For sale with no chain is this remarkable detached house located in the prestigious area of Fenham, with scope for modernisation. This property is quite a rarity on the market and is accessed via a shared driveway. The house offers an abundance of space and comfort, featuring a total of five bedrooms and three reception rooms.

The property is perfect for a large family or those who wish to have extra space for guests, with each room providing ample space for relaxation and personalisation. Additionally, there are two ground floor WCs for added convenience, and a large store room to the first floor.

There are many stand out features to this property, including original fireplaces to the reception rooms and bedrooms. There is also a family room - a welcoming space that presents the perfect setting for quality family time. An outhouse is also included in the property, offering additional storage or potential for conversion.

Briefly, the accommodation to the ground floor comprises of hallway, lounge, family room, dining room, WC, kitchen, rear passageway with additional WC off, and outhouse. To the first floor is a landing, five bedrooms, large store room, bathroom and WC. Externally, there is a driveway, garage and gardens to the front, side and rear.

The location of this property is second to none, being in close proximity to local amenities and nearby schools. This makes it an ideal location for families. Plus, the sought-after location of Fenham adds to the appeal of this property.

This house is waiting for you to make it your home. Don't miss out on this opportunity to acquire a property in such a prime location.

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: G

EPC Rating: F

#### 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.

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.

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#### Hallway

Cloakroom. Radiator.

#### Lounge 19' 2" into bay x 12' 11" max (5.84m x 3.93m)

Single glazed bay window to the front. Two single glazed windows to the side. Original feature fireplace. Coving.

#### Family Room 12' 10" x 12' 4" (3.91m x 3.76m)

Single glazed window to the front. Storage cupboard. Original feature fireplace.

#### Dining Room 16' 4" into bay x 15' 9" max (4.97m x 4.80m)

Single glazed window to the side. Single glazed bay window to the rear. Original feature fireplace. French doors to the rear. Radiator.

#### WC

Stained glass single glazed window to the side. Low level WC. Wash hand basin.

#### Kitchen 16' 1" x 12' 9" (4.90m x 3.88m)

Double glazed windows to the rear and side. Gas hob. Sink/drain. Plumbed for washing machine. Door to the rear.

#### Rear Passageway

Door to the kitchen. Door to WC. Door to rear.

#### WC

High level cistern WC.

#### Outhouse

Frosted single glazed window to the side. Door to the rear. Two storage cupboards.

#### First Floor Landing

Stained single glazed window to the side. Coving. Two storage cupboards.

#### Bedroom One 12' 10" max x 19' 8" into bay (3.91m x 5.99m)

Two single glazed windows to the side. Single glazed bay window to the front. Original fireplace. Wash hand basin.

#### Bedroom Two 12' 10" x 12' 4" (3.91m x 3.76m)

Single glazed window to the front. Original fireplace. Storage cupboard. Radiator.

#### Bedroom Three 15' 8" into bay x 15' 3" (4.77m x 4.64m)

Single glazed bay window to the rear. Single glazed window to the side. Storage cupboard. Radiator.

#### Bedroom Four 7' 9" max x 9' 5" (2.36m x 2.87m)

Single glazed window to the rear. Radiator.

#### Bedroom Five 12' 10" x 9' 2" (3.91m x 2.79m)

Single glazed windows to the side and rear. Wash hand basin. Radiator.

#### Store Room 8' 0" x 4' 1" (2.44m x 1.24m)

Single glazed window to the side. Loft access.

#### Bathroom 8' 0" x 8' 1" (2.44m x 2.46m)

Frosted single glazed window to the side. Panelled bath. Wash hand basin.

#### WC

Frosted single glazed window to the side. Low level WC.

#### External

Driveway. Garage. Gardens to the front, side and rear.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F	26 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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