



Benwell Hill Road, Fenham, Newcastle upon Tyne NE5 2DY

Offers Over: £200,000

Unique to the area is this detached bungalow, located in Fenham, which has been converted to provide first floor accommodation. The accommodation to the ground floor briefly comprises of hallway, lounge, kitchen, bathroom, bedroom and study. To the first floor is a landing, two bedrooms and WC. Externally, there is a driveway, garage and wrap around garden.

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: C
EPC Rating: E





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Detached Bungalow

Reception Room Plus Study

Accommodation Over Two Floors

WC to First Floor

Three Bedrooms

Driveway, Garage, Wrap Around Gardens

For any more information regarding the property please contact us today

Hallway

Double glazed window to the front. Two radiators. Door to the rear.

Lounge 23' 1" into bay x 16' 11" (7.03m x 5.15m)

Stained glass single glazed window to the side. Three radiators. French doors to the side.

Kitchen 16' 7" x 7' 4" (5.05m x 2.23m)

Two double glazed windows to the rear. High gloss units. One and a half bowl sink/drain. Plumbed for washing machine. Plumbed for dishwasher. Gas cooker point. Extractor hood. Radiator.

Bathroom 7' 6" x 8' 7" (2.28m x 2.61m)

Frosted double glazed window to the rear. Shower cubicle. Pedestal wash hand basin. Low level WC. Storage cupboard. Radiator.

Bedroom One

16' 5" into bay x 12' 11" into alcove (5.00m x 3.93m)

Double glazed bay window to the front. Radiator.

Study 11' 3" x 6' 2" (3.43m x 1.88m)

Double glazed window to the front. Stairs to first floor landing. Radiator.

First Floor Landing 11' 11" x 10' 1" (3.63m x 3.07m)

Skylight.

Bedroom Two 12' 9" max x 11' 9" (3.88m x 3.58m)

Skylight. Radiator.

Bedroom Three 12' 4" x 10' 9" (3.76m x 3.27m)

Skylight. Radiator.

WC

Low level WC. Wash hand basin. Extractor fan.

External

Driveway. Garage. Wrap around gardens.

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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. The property features a stained glass window to the lounge.

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.

RESTRICTIONS AND RIGHTS

Listed? No
Conservation Area? No
Restrictions on property? No
Easements, servitudes or wayleaves? No
Public rights of way through the property? No

RISKS

Flooding in last 5 years: No
Risk of Flooding: Zone 1
Any flood defences at the property: No
Coastal Erosion Risk: Low
Known safety risks at property (asbestos etc...): No

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No
Outstanding building works at the property: No

ACCESSIBILITY

This property has no accessibility adaptations.

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.

FN00010073/SJP/SP/29052025/V.1



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	40 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.

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