



Cedar Road, Fenham, Newcastle upon Tyne NE4 9PH

Asking Price: £180,000

Available for sale with no chain is this semi detached house located in Fenham. The accommodation to the ground floor briefly comprises of porch, hallway, shower room, lounge, dining room, kitchen and utility. To the first floor is a landing, three bedrooms and bathroom. Externally, there is a garden and driveway 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





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Semi Detached House

No Chain

Three Bedrooms

Two Reception Rooms

Utility

Driveway & Gardens

For any more information regarding the property please contact us today

Porch

Hallway

Stairs to first floor landing. Radiator.

Shower Room 9' 0" x 4' 6" (2.74m x 1.37m)

Frosted double glazed window to the front. Shower cubicle. Pedestal wash hand basin. Low level WC. Heated towel rail.

Lounge 13' 6" into bay x 11' 10" max (4.11m x 3.60m)

Double glazed bay window to the front. Radiator.

Dining Room 11' 2" max x 16' 4" into bay (3.40m x 4.97m)

Double glazed bay window to the rear. Radiator.

Kitchen 14' 9" x 13' 9" (4.49m x 4.19m)

Two double glazed windows to the rear. Sink/drainage. Gas hob. Door to the rear. Radiator.

Utility 12' 10" max x 7' 0" (3.91m x 2.13m)

Plumbed for washing machine. Door to the rear. Radiator.

First Floor Landing

Frosted double glazed window to the side.

Bedroom One 15' 11" into bay x 9' 8" (4.85m x 2.94m)

Double glazed bay window to the front. Fitted wardrobe. Radiator.

Bedroom Two 12' 6" max x 10' 3" (3.81m x 3.12m)

Double glazed window to the rear. Radiator.

Bedroom Three 9' 1" x 8' 0" (2.77m x 2.44m)

Double glazed window to the front. Storage cupboard. Radiator.

Bathroom 7' 8" x 7' 3" (2.34m x 2.21m)

Two frosted double glazed windows to the side. Panelled bath. Vanity wash hand basin. Low level WC. Heated towel rail. Loft access.

External

Driveway and garden to the front. Garden to the rear.

T: 01912744661

Fenham@rmsestateagents.co.uk

**ROOK
MATTHEWS
SAYER**



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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 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 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.

T: xxxx xxx xxxx

Branch name@rmsestateagents.co.uk

