



Newminster Road, Fenham, Newcastle upon Tyne NE4 9LJ

Offers Over: £240,000

Available for sale is this semi detached house located in Fenham. The accommodation to the ground floor briefly comprises of porch, hallway, lounge through to dining room, conservatory and kitchen through to utility. To the first floor is a landing, three bedrooms, family bathroom with stairs to loft space. Externally, there is a driveway to the front, with gardens to the front and rear.

The property benefits from double glazing throughout.

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.

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Council Tax Band: C

EPC Rating: C



3



2



1

Semi Detached House

Utility & Garage Room

Three Bedrooms

Large Rear Garden

Conservatory

Off Street Parking

For any more information regarding the property please contact us today

Porch

Hallway

Stairs to first floor landing. Storage cupboard. Radiator.

Lounge 15' 8" into bay x 13' 7" (4.77m x 4.14m)

Double glazed bay window to the front. Radiator. Opens into dining room.

Dining Room 14' 11" x 11' 7" (4.54m x 3.53m)

Sliding door to the rear. Radiator.

Conservatory 12' 3" x 12' 4" (3.73m x 3.76m)

French door to the rear.

Kitchen 10' 6" x 9' 2" (3.20m x 2.79m)

Double glazed window to the rear. Sink/drain. Plumbed for dishwasher. Radiator.

Utility 10' 4" x 10' 5" (3.15m x 3.17m)

Plumbed for washing machine.

Garage Room 14' 7" x 6' 9" (4.44m x 2.06m)

Double glazed window to the front.

First Floor Landing

Frosted double glazed window to the side.

Bedroom One 17' 4" into bay x 11' 10" (5.28m x 3.60m)

Double glazed bay window to the rear. Radiator.

Bedroom Two (No Measurements Available)

Double glazed window to the rear. Radiator.

Bedroom Three 8' 5" x 8' 3" (2.56m x 2.51m)

Double glazed window to the front. Radiator.

Bathroom 10' 8" x 8' 4" (3.25m x 2.54m)

Frosted double glazed window to the rear. Corner bath. Shower cubicle. Pedestal wash hand basin. Low level WC. Extractor fan. Heated towel rail. Storage cupboard (housing boiler).

Loft Room 21' 2" x 11' 7" (6.45m x 3.53m)

Skylight to the side.

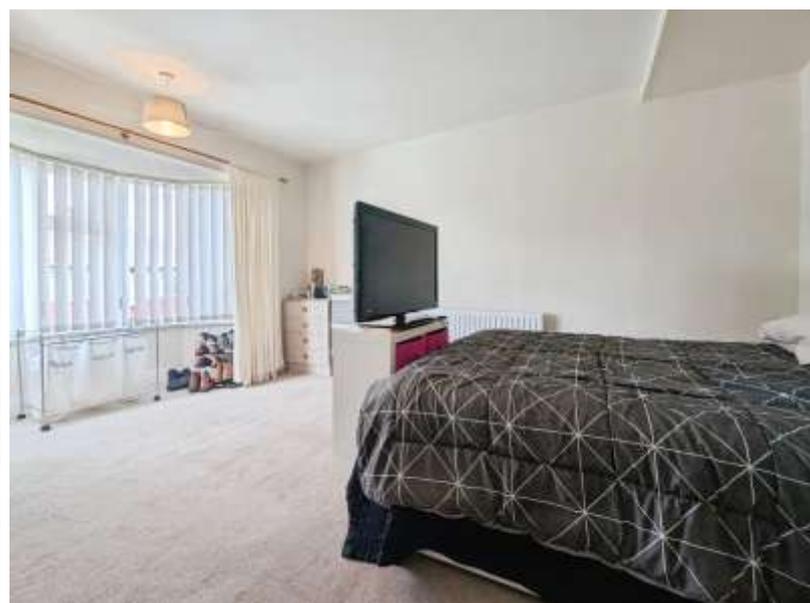
External

Driveway. Garden to the rear.

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: Fibre
Mobile Signal Coverage Blackspot: No
Parking: Driveway

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.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 70 c | 76 c |
| 55-68 | 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.

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