



Linden Avenue, Fenham, Newcastle upon Tyne NE4 9QP

Offers Over: £160,000

Available for sale is this semi detached house located in Fenham. The accommodation to the ground floor briefly comprises of hallway, lounge and kitchen. To the first floor is a landing, three bedrooms, bathroom and separate WC. Externally, there is a garage, driveway and gardens to the front and 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: A
EPC Rating: TBC





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Semi Detached House

One Reception Room

Three Bedrooms

Bathroom with Separate WC

Breakfast Bar to Kitchen

Garage, Driveway & Gardens

For any more information regarding the property please contact us today

Hallway

Double glazed window to the side. Storage cupboard.

Lounge 15' 7" x 10' 5" (4.75m x 3.17m)

Double glazed window to the front. Radiator.

Kitchen 11' 7" x 20' 6" (3.53m x 6.24m)

Double glazed windows to the side and rear. Central island. Integrated fridge/freezer. Integrated electric oven. Integrated microwave. Integrated dishwasher. Plumbed for integrated washing machine. High gloss units. Sink/drain. Breakfast bar. Electric hob. Extractor hood. Door to the rear.

First Floor Landing

Storage cupboard.

Bedroom One 11' 10" x 11' 1" (3.60m x 3.38m)

Double glazed window to the front. Radiator.

Bedroom Two 10' 8" max x 10' 9" (3.25m x 3.27m)

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

Bedroom Three 7' 9" x 9' 5" (2.36m x 2.87m)

Double glazed window to the rear. Radiator.

Bathroom 7' 3" x 4' 3" (2.21m x 1.29m)

Frosted double glazed window to the side. Panelled bath with shower over. Wash hand basin. Heated towel rail. Loft access.

WC

Frosted double glazed window to the rear. Low level WC.

External

Garage. Driveway. Gardens to the front and 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

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.

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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Energy Performance Certificate - To Follow

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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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