

Middlewood Park, Fenham, Newcastle upon Tyne NE4 9XF

Offers Over: £125,000

Available for sale with no chain is this end terraced house, which is situated in the popular area of Fenham. The accommodation to the ground floor briefly comprises of lounge and kitchen. To the first floor is a landing, two bedrooms and bathroom. Externally, there are 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: B EPC Rating: D





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End Terraced House

Two Bedrooms

Modern Development

Gardens to Front & Rear

For any more information regarding the property please contact us today

Lounge 16' 3" into bay x 11' 8" max (4.95m x 3.55m)

Double glazed box bay window to the front. Stairs to first floor landing. Coving. Radiator. Opens into kitchen.

Kitchen 11' 7" x 8' 7" (3.53m x 2.61m)

Electric hob. Electric oven. Sink/drainer. Extractor hood. Plumbed for washing machine. Radiator. Door to the rear.

First Floor Landing

Loft access.

Bedroom One 12' 2" x 11' 8" max (3.71m x 3.55m)

Two double glazed windows to the front. Storage cupboard (housing boiler). Radiator.

Bedroom Two 8' 5" x 5' 7" (2.56m x 1.70m)

Double glazed window to the rear. Radiator.

Bathroom 5' 9" x 4' 9" (1.75m x 1.45m)

Frosted double glazed window to the rear. Panelled bath with shower over. Vanity wash hand basin. Low level WC. Extractor fan. Radiator.

External

Gardens to the front and rear.

















PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains Sewerage: Mains Heating: Gas Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: On Street Parking

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 leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

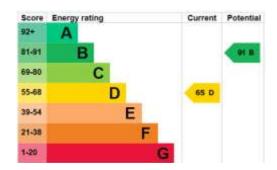
Length of Lease: 965 years remaining as at July 2025 Ground Rent £17.50 every 6 months.

No service charge.

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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.

