



Moorside North, Fenham, Newcastle upon Tyne NE4 9DX

Offers Over: £500,000

Introducing this spacious, four-bedroom detached bungalow available for sale, set in the much sought after residential area of Fenham. Built to a high standard, this property boasts of excellent accommodation spread across two floors and is in good condition.

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4



2



2

Detached Bungalow

Two Reception Rooms

No Chain

Conservatory

Four Bedrooms

Garage, Driveway & Gardens

For any more information regarding the property please contact us today

Hallway 13' 6" x 12' 10" (4.11m x 3.91m)

Stairs to first floor landing. Radiator. Door to garage.

Lounge 12' 7" x 11' 11" (3.83m x 3.63m)

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

Dining Room 13' 11" x 12' 7" (4.24m x 3.83m)

Double glazed window to the side. Door to conservatory.

Kitchen 9' 10" x 9' 10" (2.99m x 2.99m)

Double glazed window to the rear. Electric oven. Gas hob. Extractor hood. Inset sink. Door to the conservatory. Door to the rear.

Conservatory 17' 0" x 9' 5" (5.18m x 2.87m)

French door to the rear. Radiator.

Bedroom One

14' 8" into wardrobe x 9' 9" (4.47m x 2.97m)

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

Bedroom Two 11' 10" x 9' 5" (3.60m x 2.87m)

Double glazed window to the rear. Fitted wardrobe. Radiator.

Bathroom 9' 9" x 8' 5" (2.97m x 2.56m)

Two frosted double glazed windows to the rear. Shower cubicle. Free standing bath. Vanity wash hand basin. Low level WC. Heated towel rail.

Garage

Door to outhouse.

First Floor Landing

Skylight to the rear. Storage cupboard.

Bedroom Three 13' 9" x 7' 6" (4.19m x 2.28m)

Skylight to the side. Eaves storage.

Bedroom Four 16' 4" x 14' 9" (4.97m x 4.49m)

Skylight. Eaves storage. Radiator.

Bathroom 9' 3" max x 4' 8" (2.82m x 1.42m)

Skylight to the rear. Panelled bath. Pedestal wash hand basin. Low level WC.

External

Driveway. Gardens to the front, rear and side.

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Introducing this spacious, four-bedroom detached bungalow available for sale, set in the much sought after residential area of Fenham. Built to a high standard, this property boasts of excellent accommodation spread across two floors and is in good condition.

The property features a large lounge that seamlessly opens into an elegant dining room, providing ample space for entertainment. The two reception rooms serve as the heart of the home, offering comfortable living spaces. The property also benefits from a modern kitchen, equipped to cater to all your culinary needs.

The four bedrooms are an impressive element of this house, two of which feature built-in wardrobes, providing ample storage space and lending an organised look to the rooms. The property also includes two well-maintained bathrooms, ensuring convenience for all residents.

Additional features include a conservatory, providing a tranquil space to enjoy the natural light and views of the garden. The property is surrounded by well-kept gardens to the front, side, and rear, offering an ideal outdoor space for relaxation or social gatherings.

For those with vehicles, the property benefits from a garage and a driveway, addressing all your parking needs. This delightful bungalow combines comfort and convenience, making it an ideal choice for any potential buyer looking for a property in Fenham. The charming locale, combined with the property's well-designed layout, creates a home that is both welcoming and functional.

The accommodation to the ground floor briefly comprises of hallway, lounge, dining room, kitchen, conservatory, garage, two bedrooms and bathroom. To the first floor is a landing, two bedrooms and bathroom. Externally, there is a driveway, garage and gardens to front, side 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: E
EPC Rating: D

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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 76 C |
| 55-68 | D | 62 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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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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