

Acanthus Avenue, Fenham, Newcastle upon Tyne NE4 9YE

Asking Price: £150,000

Available for sale in the popular area of Fenham is this mid terraced house. The accommodation to the ground floor briefly comprises of hallway, lounge and kitchen. To the first floor is a landing, three bedrooms and bathroom. Externally, there is a 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: A EPC Rating: C





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Mid Terraced House

Driveway

Three Bedrooms

Rear Garden

For any more information regarding the property please contact us today

Hallway

Stairs to first floor landing. Radiator.

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

Double glazed window to the front. Radiator.

Kitchen 15' 3" x 8' 11" (4.64m x 2.72m)

Two double glazed windows to the rear. Plumbed for washing machine. Sink/drainer. Gas cooker point. Storage cupboard. Door to the rear.

First Floor Landing

Loft access.

Bedroom One 12' 4" x 10' 2" (3.76m x 3.10m)

Double glazed window to the front. Radiator.

Bedroom Two 10' 9" x 8' 10" (3.27m x 2.69m)

Double glazed window to the rear. Radiator.

Bedroom Three 9' 0" x 7' 8" (2.74m x 2.34m)

Double glazed window to the front. Radiator.

Bathroom 7' 1" x 6' 11" (2.16m x 2.11m)

Two frosted double glazed windows to the rear. Panelled bath with shower over. Pedestal wash hand basin. Low level WC. Radiator.

External

Driveway ot the front. Garden to the rear.















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.

TENITRE

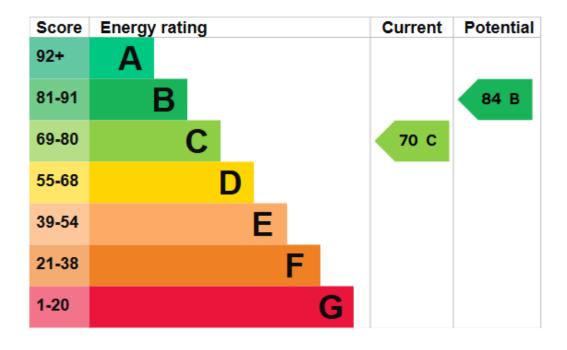
It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

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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.

