

Baxter Avenue, Fenham, Newcastle upon Tyne

Offers Over: £190,000





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Semi Detached House

Three Bedrooms

Three Reception Rooms

Outhouse & Utility

Additional Ground Floor Shower Room

Gardens to Front & Rear

For any more information regarding the property please contact us today

Hallway

Stairs to first floor landing. Radiator.

Lounge 12' 3" max x 13' 7" into bay (3.73m x 4.14m)

Double glazed bay window to the front. Radiator.

Second Reception Room 12' 4" x 10' 7" (3.76m x 3.22m)

Two storage cupboards. Radiator. Opens into dining room.

Dining Room 8' 8" x 6' 8" (2.64m x 2.03m)

French door to the rear. Radiator.

Kitchen 18' 9" max x 8' 0" (5.71m x 2.44m)

Double glazed window to the rear. Sink/drainer. Gas hob. Electric oven. Extractor hood. Plumbed for washing machine. Door to outhouse.

Outhouse 14' 8" x 3' 11" (4.47m x 1.19m)

Storage cupboard.

Shower Room 8' 3" x 3' 4" (2.51m x 1.02m)

Frosted double glazed window to the front. Shower cubicle. Low level WC. Extractor fan. Pedestal wash hand basin. Heated towel rail.

Utility Room 10' 1" x 3' 6" (3.07m x 1.07m)

Heated towel rail. Door to the rear.

First Floor Landing

Frosted double glazed window to the side.

Bedroom One

12' 0" x 10' 0" plus wardrobe (3.65m x 3.05m)

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

Bedroom Two 11' 11" x 10' 0" (3.63m x 3.05m)

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

Bedroom Three 8' 9" x 7' 11" max (2.66m x 2.41m)

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

Bathroom 7' 6" x 7' 1" (2.28m x 2.16m)

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

External

Gardens to the front and rear.















Presented to the market in good condition, is this semi detached house located in Fenham. The accommodation to the ground floor briefly comprises of hallway, lounge, second reception room, dining room, kitchen, outhouse, shower room and utility room. To the first floor is a landing, three bedrooms and bathroom. Externally, there is a large driveway to the front, and paved and grassed garden to the rear.

The home offers versatile space across three reception rooms, making it well suited for a range of lifestyle. Upon entering, you are greeted by a spacious reception room featuring a fireplace, ideal for relaxing evenings. The second reception room seamlessly opens into the dining area, offering an excellent setting for entertaining guests or family meals. The third reception room benefits from French doors leading onto the rear garden, creating a bright and airy space with easy access to outdoor living.

The modern kitchen is fitted with a built in electric oven and separate built in gas hob, providing a practical and stylish area for meal preparation. The property also benefits from an outhouse and utility room, which provide additional storage areas.

There are three bedrooms, each enhanced by built in wardrobes offering ample storage solutions. The ground floor bathroom includes a walk in shower cubicle and a heated towel rail, adding extra comfort and convenience.

Externally, the property boasts a large driveway to the front, providing off street parking. The rear garden features both paved and grassed areas, ideal for sitting out or entertaining. In addition, the outhouse provides further storage or workspace as needed.

This property presents a balanced combination of generous accommodation, storage solutions, and outdoor space in a sought after location, making it a practical choice for a variety of buyers.

The property is conveniently positioned for access to public transport links, reputable nearby schools, and local amenities, adding to its appeal for families or professionals alike. There is also good access 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: C

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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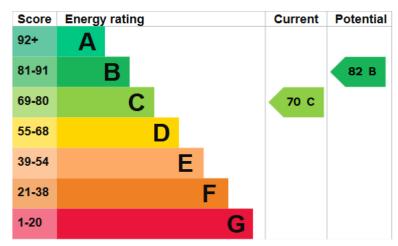












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