



Baxter Avenue, Fenham, Newcastle upon Tyne

Offers Over: £190,000

ROOK
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Semi Detached House

Outhouse & Utility

Three Bedrooms

Additional Ground Floor Shower Room

Three Reception Rooms

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/drain. 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.

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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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.



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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