



Abbotsmeade Close, Fenham, Newcastle upon Tyne NE5 2EU

Offers in the Region of: £115,000

For sale with no chain is this semi detached house located in Fenham. The accommodation to the ground floor briefly comprises of porch, lounge and kitchen. To the first floor is a landing, three bedrooms and bathroom. Externally, there are gardens to the front, rear and side.

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: C





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Semi Detached House

Three Bedrooms

No Chain

Gardens to Front, Side & Rear

For any more information regarding the property please contact us today

Porch

Double glazed window to side. Door to lounge.

Lounge 17' 8" x 13' 3" max (5.38m x 4.04m)

Dual aspect. Double glazed window to the front. Double glazed window to the rear. Two radiators.

Kitchen 13' 1" x 11' 0" max (3.98m x 3.35m)

Double glazed window to the rear. Electric oven. Electric hob. Extractor hood. Storage cupboard. Door to the rear.

First Floor Landing

Storage cupboard. Loft access.

Bedroom One 13' 2" x 9' 1" (4.01m x 2.77m)

Double glazed window to the rear. Storage cupboard. Radiator.

Bedroom Two 10' 5" x 6' 9" (3.17m x 2.06m)

Double glazed window to the front. Radiator.

Bedroom Three 10' 10" into bay x 6' 2" (3.30m x 1.88m)

Double glazed bay window to the front. Radiator.

Bathroom

Panelled bath with shower over. Pedestal wash hand basin. Low level WC.

External

Gardens to the front, side and rear.

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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: 94 years remaining as at October 2025

No ground rent or service charge.

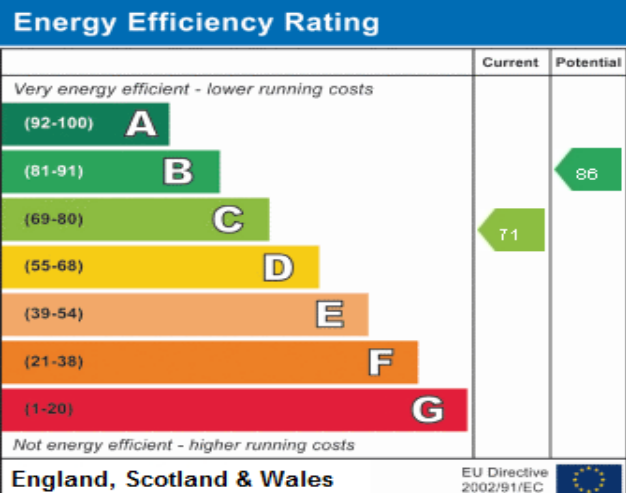
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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.