



Oliver Avenue, Fenham, Newcastle upon Tyne NE4 9HQ

Auction Guide Price: £175,000

For sale by auction is this semi detached house located in Fenham. The accommodation to the ground floor briefly comprises of hallway, lounge, dining room and kitchen. To the first floor is a landing, three bedrooms, bathroom and separate WC. Externally, there is a driveway, garage, and gardens to the front 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: B
EPC Rating: TBC





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Semi Detached House

Driveway

Three Bedrooms

Garage

Two Reception Rooms

Gardens to the Front & Rear

For any more information regarding the property please contact us today

Hallway

Stairs to first floor landing. Cloakroom. Radiator.

Lounge 12' 7" x 11' 7" max (3.83m x 3.53m)

Single glazed window to the rear. Radiator.

Dining Room

14' 11" into bay x 11' 11" max (4.54m x 3.63m)

Double glazed bay window to the front. Radiator.

Kitchen 7' 1" x 11' 10" (2.16m x 3.60m)

Two single glazed windows to the rear. Plumbed for washing machine. Sink/drain. Gas hob. Radiator.

First Floor Landing

Frosted single glazed window to the side.

Bedroom One 12' 7" x 12' 5" (3.83m x 3.78m)

Double glazed window to the rear. Radiator.

Bedroom Two 12' 9" x 11' 5" (3.88m x 3.48m)

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

Bedroom Three 8' 7" x 7' 3" (2.61m x 2.21m)

Double glazed window to the front. Radiator.

Bathroom 6' 7" x 5' 1" (2.01m x 1.55m)

Frosted double glazed window to the rear. Shower cubicle. Vanity wash hand basin. Heated towel rail.

WC

Frosted double glazed window to the side. Low level WC.

External

Driveway. Garage. Gardens to the front and rear.

T: 01912744661

Fenham@rmsestateagents.co.uk

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MATTHEWS
SAYER**



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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.

AUCTION DETAILS

For Sale by Auction: Thursday 30th October 2025
Bidding opens 24 hours prior at 10am.
Option 2
Terms and Conditions apply

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee.

Joint Agents: The Agents Property Auction Ltd. Tel 01661 831 360

Terms and conditions apply see website www.agentspropertyauction.com

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Energy Performance Certificate – To Follow

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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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