

West Road, Fenham, Newcastle upon Tyne NE5 2JJ

Offers over: £195,000

Available for sale 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, one with en suite shower room, and family bathroom. Externally there is a large driveway to the front, garage 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: B EPC Rating: C





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Semi Detached House

Driveway

Three Bedrooms

Garage

En Suite & Family Bathroom

Garden to Rear

For any more information regarding the property please contact us today

Hallway

Stairs to first floor landing. Radiator.

Lounge 15' 6" into bay x 13' 0" max (4.72m x 3.96m)

Double glazed bay window to the front. Radiator.

Dining Room 13' 1" x 12' 9" (3.98m x 3.88m)

French doors to the rear. Radiator. Opens into kitchen.

Kitchen 9' 2" x 6' 10" (2.79m x 2.08m)

Double glazed window to the rear. One and a half bowl sink/drainer. Gas hob. Electric oven. Extractor hood. Storage cupboard. Door to the garage.

First Floor Landing

Double glazed window to the side.

Bedroom One

15' 9" x 11' 2" into wardrobe (4.80m x 3.40m)

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

Bedroom Two 12' 3" x 11' 3" max (3.73m x 3.43m)

Double glazed window to the rear. Loft access (pull down ladder, boarded). Radiator.

En Suite Shower Room 5' 2" x 3' 0" (1.57m x 0.91m)

Shower cubicle. Pedestal wash hand basin. Low level WC. Extractor fan.

Bedroom Three 9' 4" x 8' 0" (2.84m x 2.44m)

Double glazed window to the front. Radiator.

Bathroom

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

External

Large driveway to 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

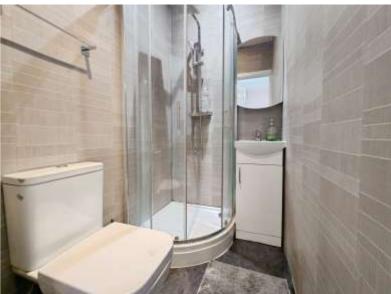
This property has no accessibility adaptations.

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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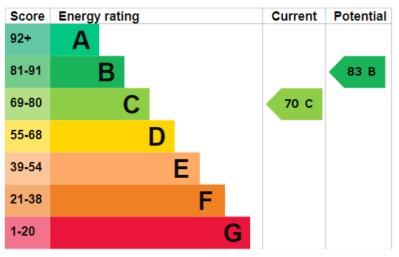












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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some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



