



Deanham Gardens, Fenham, Newcastle upon Tyne NE5 2JD

Offers Over: £185,000

Well presented semi detached house for sale, situated in a cul de sac for in Fenham. The accommodation to the ground floor briefly comprises of hallway, lounge, dining room/kitchen and utility. To the first floor is a landing, three bedrooms and bathroom. Externally, there are gardens to the front and rear, driveway with electric charging point, and garage.

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: A

EPC Rating: E

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Semi Detached House**Garage****Three Bedrooms****Driveway****Two Reception Rooms****Gardens to Front & Rear****For any more information regarding the property please contact us today****PROPERTY DESCRIPTION:****Hallway**

Frosted double glazed window to the front. Stairs to first floor landing. Radiator.

Lounge 18' 2" into bay x 11' 6" (5.53m x 3.50m)

Double glazed bay window to the front. Radiator.

Dining Room / Kitchen 21' 10" x 7' 11" (6.65m x 2.41m)**Dining Room Area**

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

Kitchen Area

Double glazed window to the rear. Door to utility. Sink/drainer. Integrated dishwasher. Integrated Fridge Freezer. Integrated oven. Radiator.

Utility 7' 8" x 5' 9" (2.34m x 1.75m)

Frosted double glazed window to the rear. Plumbed for washing machine. Door to the garage. Door to the rear.

First Floor Landing

Frosted double glazed window to the side. Loft access (pull down ladder, fully boarded).

Bedroom One 14' 2" into bay x 11' 0" (4.31m x 3.35m)

Double glazed bay window to the front. Radiator.

Bedroom Two 11' 11" x 11' 1" (3.63m x 3.38m)

Double glazed window to the front. Radiator.

Bedroom Three 6' 8" x 7' 11" (2.03m x 2.41m)

Double glazed window to the front. Radiator.

Bathroom 9' 8" x 7' 9" max (2.94m x 2.36m)

Frosted double glazed window to the rear. Shower cubicle. Panelled bath. Vanity wash hand basin. Low level WC.

External

Gardens to the front and rear. Driveway. Electric charging point. Garage.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric air source heat pump

Broadband: ADSL / Fibre / Satellite

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.

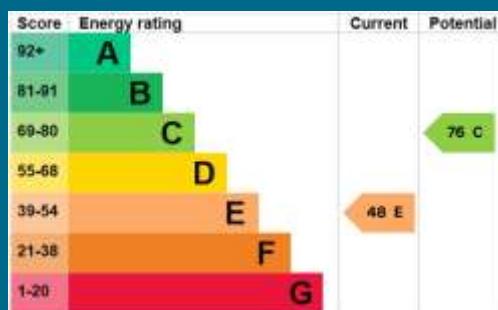
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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some 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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