



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

RMS | Rook
Matthews
Sayer



3



1



1

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/drain. 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.

[Type here]

T: 0191 274 4661

Fenham@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer



[Type here]

T: 0191 274 4661

Fenham@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer

Council Tax Band: A
EPC Rating: E

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.

FN00010306/SJP/SP/07012026/V.3

[Type here]

T: 0191 274 4661
Fenham@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	48 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.

[Type here]

T: 0191 274 4661
Fenham@rmsestateagents.co.uk

RMS | Rook
 Matthews
 Sayer