



Druridge Drive, North Fenham, Newcastle upon Tyne NE5 3LD

**Offers Over: £170,000**

Located in North Fenham is this semi detached house. The accommodation to the ground floor briefly comprises of porch, hallway, lounge, dining room, kitchen/diner and bathroom. To the first floor is a landing, three bedrooms and WC. Externally, there is a driveway to the front, and 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: A

EPC Rating: D

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**Semi Detached House****Ground Floor Bathroom****Three Bedrooms****Separate First Floor WC****Two Reception Rooms****Gardens & Driveway****For any more information regarding the property please contact us today****Porch**

Double glazed window to the front. Radiator.

**Hallway**

Stairs to first floor landing. Radiator.

**Lounge 13' 10" into bay x 10' 10" max (4.21m x 3.30m)**

Double glazed box bay window to the front. Radiator.

**Dining Room 10' 9" x 10' 2" (3.27m x 3.10m)**

Double glazed window to the rear. Radiator.

**Kitchen/Diner 21' 0" x 9' 7" (6.40m x 2.92m)**

Two double glazed windows to the rear. Integrated fridge freezer. Integrated dishwasher. Plumbed for washing machine. High gloss units. Gas cooker point. Extractor hood. Radiator. French doors to the rear.

**Bathroom 8' 0" x 7' 1" (2.44m x 2.16m)**

Frosted double glazed window to the front. Corner Whirlpool bath with shower attachment. Pedestal wash hand basin. Low level WC. Extractor fan. Heated towel rail. Spotlights.

**First Floor Landing**

Double glazed window to the side. Loft access.

**Bedroom One 13' 11" into bay x 10' 11" (4.24m x 3.32m)**

Double glazed bay window to the front. Radiator.

**Bedroom Two 10' 9" x 9' 10" (3.27m x 2.99m)**

Double glazed window to the rear. Radiator.

**Bedroom Three 8' 0" x 4' 9" (2.44m x 1.45m)**

Double glazed window to the side. Radiator.

**WC**

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

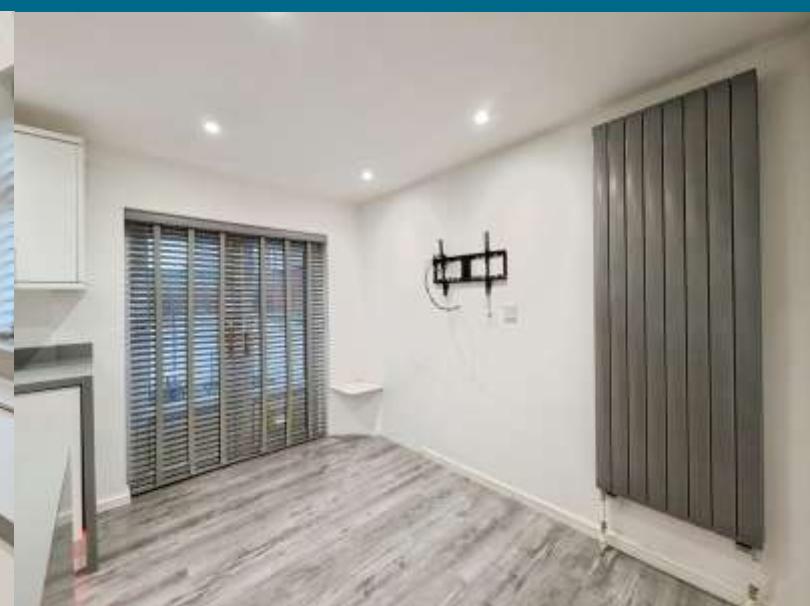
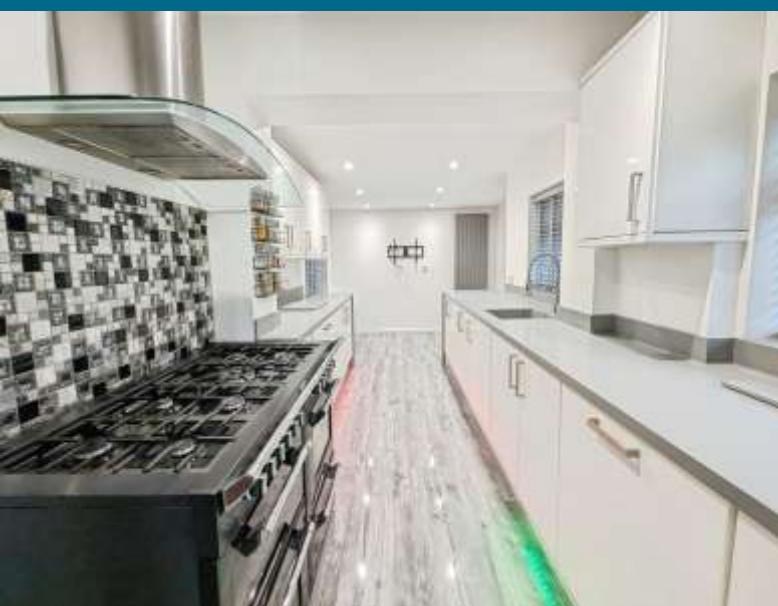
**External**

Driveway. 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: Driveway

**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

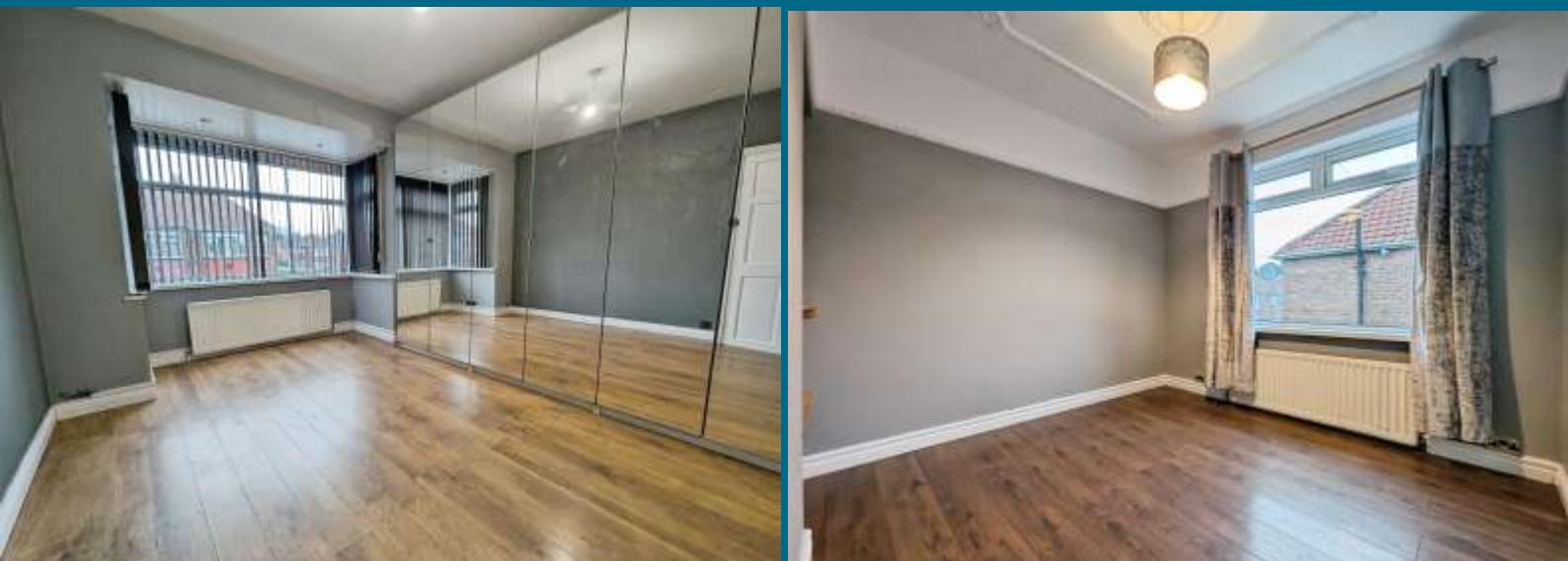
**ACCESSIBILITY**

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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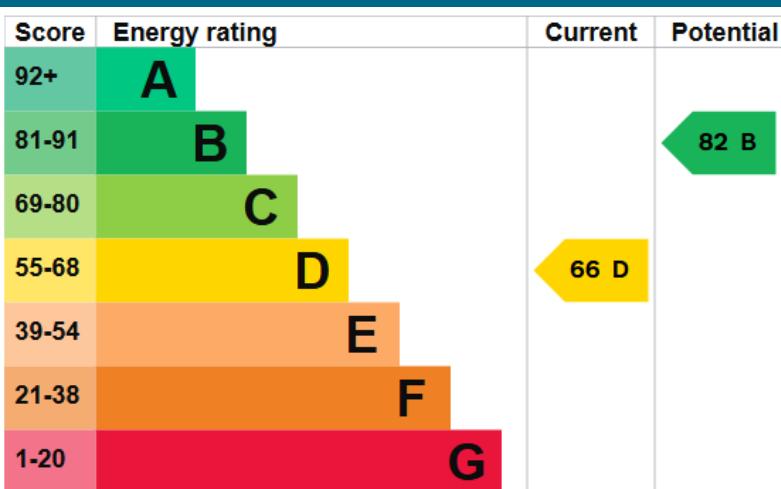


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**Money Laundering Regulations** – Intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use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



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