



Stocksfield Avenue, Fenham, Newcastle upon Tyne NE5 2DX

**Asking Price: £270,000**

**RMS** | Rook  
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## Well Presented Semi Detached House

## Loft Room

Three Bedrooms

Driveway & Garage

Open Plan Lounge/Dining/Kitchen

Gardens to Front & Rear

**For any more information regarding the property please contact us today**

Well presented semi detached house for sale in a residential area of Newcastle upon Tyne, well placed for public transport, schools and local amenities.

Upon entering the property, there is a hallway with the benefit of a cloakroom. The ground floor also features an open plan lounge/dining room/kitchen, creating a practical living, dining and kitchen space. The lounge boasts wood floors, a bay window and a log burner. The kitchen is fitted with wood countertops, a Belfast sink and a breakfast bar, providing an informal eating area and access to the rear of the property.

To the first floor are two double bedrooms, plus a single bedroom. Both double bedrooms benefit from bay windows. Bedroom two includes stairs which lead to a loft room with skylight, suitable for use as a hobby or storage space. The bathroom is fitted with a free standing bath, separate shower cubicle, heated towel rail and two windows.

Externally, there is a rear garden with a decked area incorporating wood storage and a covered space suitable for a barbecue. A separate section offers a covered seating area with pergola. A further addition to the garden is a large fish pond. The property also benefits from a driveway and garage, which has plumbing for a washer.

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

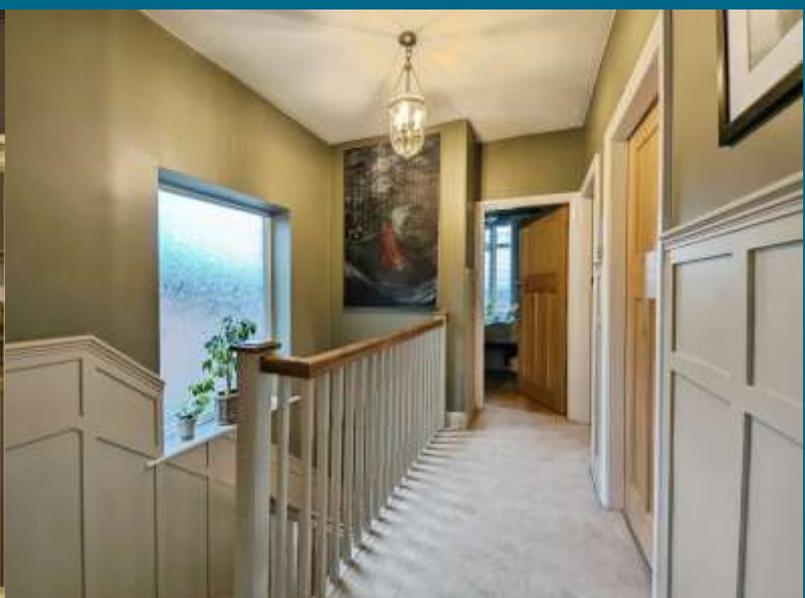
EPC Rating: C

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## ROOM DESCRIPTIONS

### Hallway

Stairs to first floor landing. Cloakroom. Radiator.

### Open Plan Lounge/Dining Area/Kitchen

Lounge Area 14' 1" into bay x 12' 1" max (4.29m x 3.68m)  
Double glazed bay window to the front. Log burner. Radiator. Opens into dining area.

Dining Area 21' 9" x 14' 10" (6.62m x 4.52m)  
French doors to the rear. Opens into kitchen.

### Kitchen

Double glazed window to the rear. Belfast sink. Range master cooker. Integrated fridge freezer. Integrated dishwasher. Extractor fan. Breakfast bar. Door to garage. Radiator.

### First Floor Landing

Frosted double glazed window to the side.

Bedroom One 14' 10" into bay x 10' 10" max (4.52m x 3.30m)  
Double glazed box bay window to the rear. Radiator.

Bedroom Two 14' 5" into bay x 10' 10" max (4.39m x 3.30m)  
Double glazed bay window to the front. Stairs to loft room. Radiator.

Bedroom Three 8' 6" x 7' 5" (2.59m x 2.26m)  
Double glazed window to the front. Radiator.

Bathroom 10' 7" x 7' 1" max (3.22m x 2.16m)  
Two frosted double glazed windows to the rear. Free standing bath. Shower cubicle. Pedestal wash hand basin. Low level WC. Heated towel rail. Spotlights.

Loft Room 14' 4" x 12' 4" (4.37m x 3.76m)  
Skylight. Radiator.

### Garage

Plumbed for washing machine. Door to the rear.

### External

Garden and 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

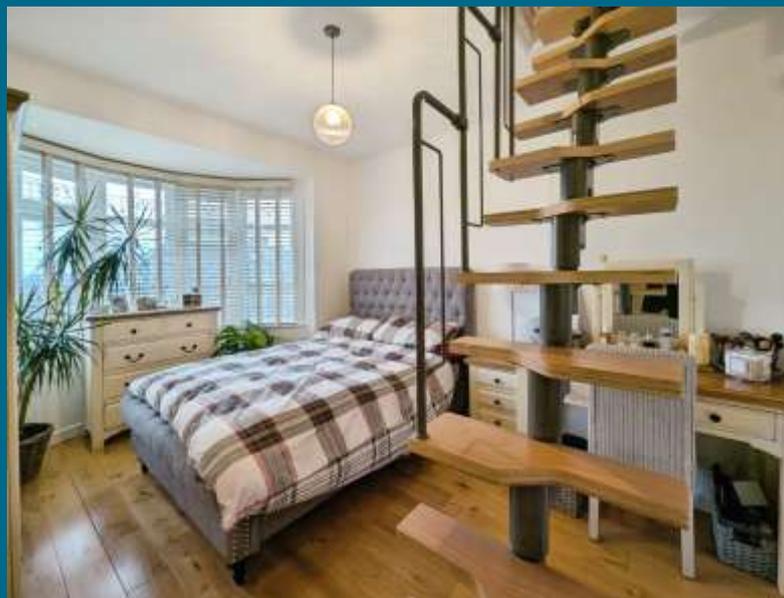
## ACCESSIBILITY

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	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.



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