



Sidney Grove, Fenham, Newcastle upon Tyne NE4 5PE

Offers Over: £265,000

Offered for sale is this mid terraced house, located in Fenham. The property has many original features, and is offered with no chain. The accommodation to the ground floor briefly comprises of hallway, lounge, second reception room, kitchen, utility and WC. To the first floor is a landing, three bedrooms and bathroom. Externally, there is a town garden to the front and yard 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: D

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Mid Terraced House

Three Reception Rooms

No Chain

Rear Yard

Two Bedrooms

Original Features

For any more information regarding the property please contact us today

Room Descriptions

Hallway

Stairs to first floor landing. Opens into lounge. Radiator.

Lounge 18' 0" x 14' 8" (5.48m x 4.47m)

Door to the rear. Radiator. Opens into kitchen.

Kitchen 10' 11" x 10' 10" (3.32m x 3.30m)

Inset sink. Gas cooker point. Extractor hood. Spotlights. Door to the rear.

Utility 10' 4" x 6' 4" (3.15m x 1.93m)

Double glazed window to the rear. Belfast sink. Plumbed for washing machine.

WC

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

Second Reception Room 15' 1" x 13' 10" max (4.59m x 4.21m)

Double glazed sash window to the front. Two radiators.

First Floor Landing

Loft access. Radiator.

Bedroom One 14' 10" x 11' 2" (4.52m x 3.40m)

Double glazed window to the rear. Radiator.

Bedroom Two 15' 4" x 18' 1" (4.67m x 5.51m)

Three double glazed sash windows to the front. Coving. Radiator.

Bedroom Three 7' 3" x 6' 8" (2.21m x 2.03m)

Single glazed window to the rear. Radiator.

Bathroom 9' 11" x 9' 9" (3.02m x 2.97m)

Frosted double glazed window to the rear. Free standing bath. Shower cubicle. Low level WC. Pedestal wash hand basin. Storage cupboard.

External

Rear yard.

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T: 0191 274 4661

Fenham@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: Fibre
Mobile Signal Coverage Blackspot: No
Parking: On Street Parking

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.

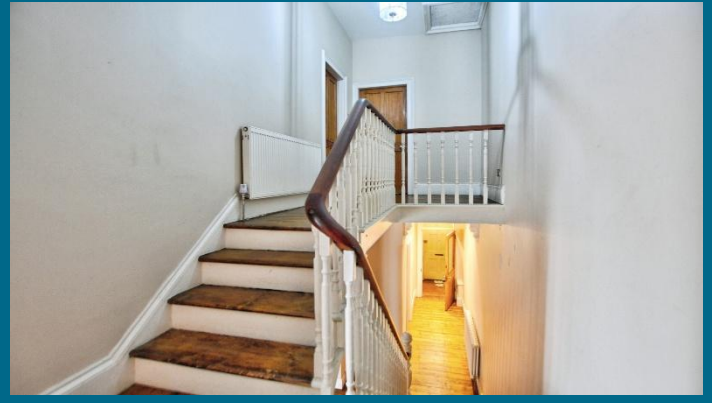
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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.



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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