



Fenham Hall Drive, Fenham, Newcastle upon Tyne NE4 9UT

Offers Over: £385,000

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Mid Terraced House

Two Reception Rooms

No Chain

Garden to Rear

Four Bedrooms

Garage & Workshop

For any more information regarding the property please contact us today

Room Descriptions

Vestibule

Hallway

Stairs to first floor landing. Two radiators. Storage cupboard.

Reception Room One 16' 2" x 13' 7" (4.92m x 4.14m)

Sash single glazed window to the front. Two radiators.

Reception Room Two 18' 2" x 13' 7" max (5.53m x 4.14m)

Door to the rear. Radiator.

Kitchen 12' 9" x 10' 5" (3.83m x 3.17m)

Single glazed window to the rear. One and half bowl sink/drainers.
Gas hob. Electric oven. Radiator.

Utility

Double glazed window to the rear. Door to the rear. Plumbed for washing machine. Radiator.

WC

Frosted double glazed window to the rear. Pedestal wash hand basin. Low level WC. Radiator.

Split Level Landing

Radiator. Storage cupboard.

Bedroom One 18' 4" x 12' 9" (5.58m x 3.88m)

Single glazed sash window to the front. Radiator.

Bedroom Two 14' 4" x 12' 4" (4.37m x 3.76m)

Single glazed window to the rear. Radiator.

Bedroom Three 12' 1" x 10' 6" (3.68m x 3.20m)

Single glazed window to the rear. Storage cupboard. Radiator.

Bedroom Four 10' 10" x 7' 1" (3.30m x 2.16m)

Single glazed sash window to the front. Radiator.

Bathroom

Double glazed window to the rear. Shower cubicle. Panelled bath.
Vanity wash hand basin.

External

Garden to the rear. Garage. Workshop.

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This well proportioned mid terraced house is offered for sale in the sought after area of Fenham, offering spacious accommodation. Entry is via a vestibule leading into a large hallway. The ground floor includes two reception rooms, kitchen, utility and WC. Both reception rooms feature decorative ceilings and ceiling roses. The front reception room offers large windows, and the rear reception room has a door opening to the access to the rear. The kitchen includes wood countertops and access to a utility room. A split level landing provides access to the first floor accommodation, which comprises four bedrooms, including three double bedrooms, together with a bathroom and separate WC. Externally, there is a paved area to the rear, as well as a garage with a dropped kerb, and a workshop.

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.

Excellent primary and secondary schools are located in the area.

Early viewing is recommended.

Council Tax Band: D
EPC Rating: C

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: Fibre
Mobile Signal Coverage Blackspot: No
Parking: Garage with Dropped kerb

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.

AGENTS NOTES

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

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

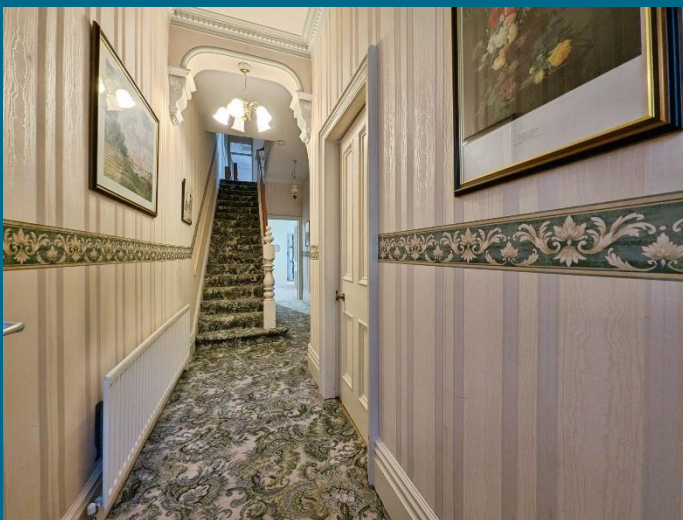
ACCESSIBILITY

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.

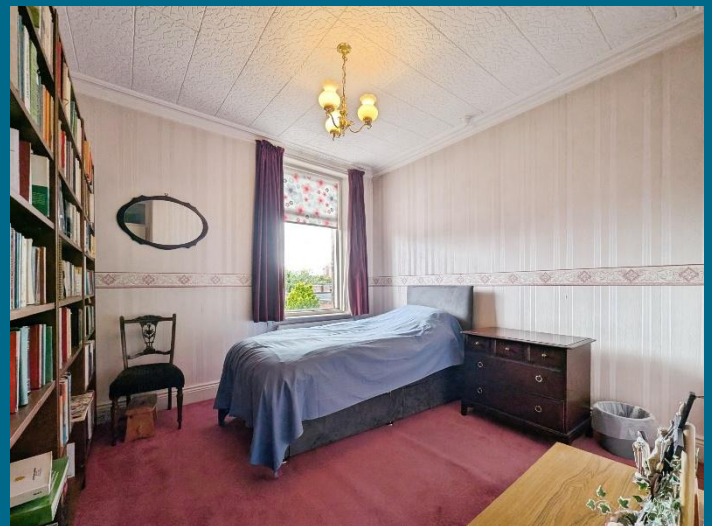
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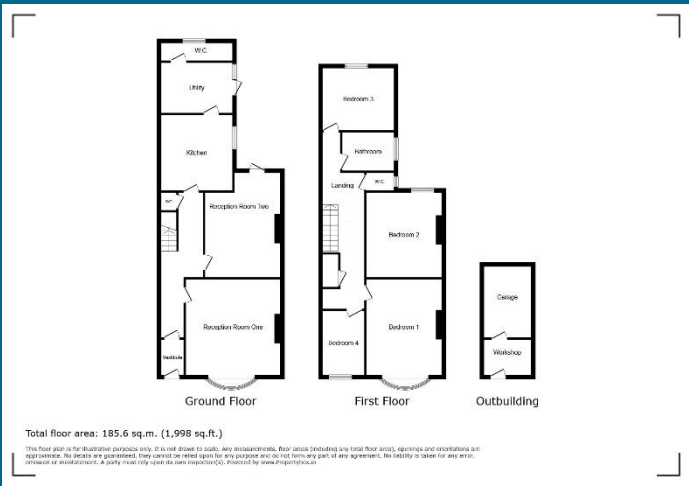
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.



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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