Fallodon Gardens, North Fenham, Newcastle upon Tyne NE5 3LR

Offers Over: £160,000

Located in North Feham is this well presented semi detached house. The property is currently two bedrooms, however could be converted to three bedrooms. The accommodation to the ground floor briefly comprises of hallway, lounge, kitchen opening into dining room, and bathroom. To the first floor is a landing and two bedrooms. Externally, there is a driveway to the front and garden 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: A
EPC Rating: D

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Semi Detached House

Two Bedrooms

Two Reception Rooms

Ground Floor Bathroom

Driveway to Front

Garden to Rear

For any more information regarding the property please contact us today

Room Descriptions

Hallway
Stairs to first floor landing.

Lounge 15' 5" max x 14' 10" into bay (4.70m x 4.52m)
Double glazed box bay window to the front. Radiator.

Kitchen 8' 6" x 11' 11" (2.59m x 3.63m)
Electric oven. Electric hob. Sink/drainer. Breakfast bar. Integrated fridge freezer and dishwasher. Radiator. Opens into dining room.

Dining Room 10' 10" x 8' 1" (3.30m x 2.46m)
Double glazed window to the side. Radiator. French doors to the rear.

Bathroom 7' 8" x 7' 7" (2.34m x 2.31m)
Frosted double glazed window to the rear. Shower cubicle. Vanity wash hand basin. Low level WC. Plumbed for washing machine. Heated towel rail.

First Floor Landing
Double glazed window to the rear.

Bedroom One 16' 8" x 14' 8" into bay (5.08m x 4.47m)
Double glazed box bay window to the front. Double glazed window to the front. Loft access. Radiator.

Bedroom Two 11' 6" x 10' 5" (3.50m x 3.17m)
Double glazed window to the rear. Radiator.

External
Driveway to the front. Garden to the rear.

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AGENTS NOTE
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.

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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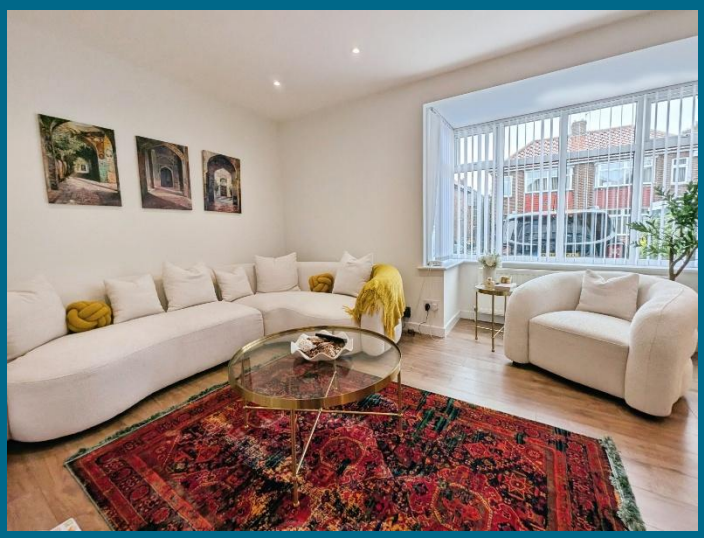

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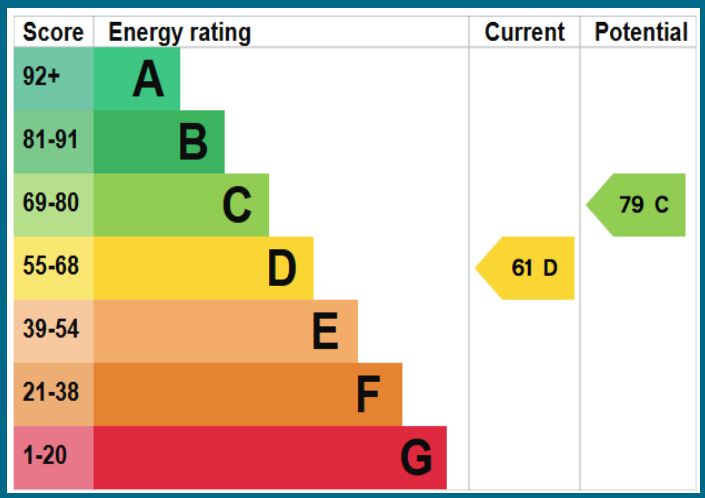

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some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

The Property Ombudsman

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