

Stocksfield Avenue, Fenham, Newcastle upon Tyne NE5 2DX

Offers Over: £280,000

Well presented three bedroom semi detached house located in Fenham, offering practical family accommodation with attractive outdoor space and parking.

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Semi Detached House

Three Bedrooms

Two Reception Rooms

Ground Floor WC

Utility Room

Gardens & Driveway

For any more information regarding the property please contact us today

Room Descriptions

Porch

Hallway
Stairs to first floor landing. Storage cupboard. Radiator.

Lounge 12' 3" max x 17' 4" into bay (3.73m x 5.28m)
Double glazed bay window to the front. Radiator.

Second Reception Room 12' 9" x 15' 5" (3.88m x 4.70m)
Door to the rear. Bespoke electric blackout blind. Radiator.

Kitchen/Dining Room 17' 11" x 14' 4" (5.46m x 4.37m)
Two skylights. Sink/drainer. Spotlights. High gloss units. Storage cupboard. French door to the rear.

Utility 13' 7" x 6' 10" (4.14m x 2.08m)
Converted from garage. Sink. Wall/base units. Plumbed for washing machine.

Inner Hallway
Door to the rear. Storage cupboard.

WC
Frosted double glazed window to the rear. Low level WC. Wash hand basin.

First Floor Landing
Single glazed stained glass window to the front. Loft access (pull down ladder, boarded, providing extra storage space).

Bedroom One 15' 4" x 9' 11" into wardrobe (4.67m x 3.02m)
Double glazed window to the front. Fitted wardrobe. Radiator.

Bedroom Two 14' 11" x 10' 10" into bay (4.54m x 3.30m)
Double glazed window to the rear. Fitted wardrobe. Radiator.

Bedroom Three 8' 2" x 7' 11" (2.49m x 2.41m)
Double glazed window to the rear. Radiator.

Bathroom 9' 10" x 4' 6" (2.99m x 1.37m)
Two frosted double glazed windows to the side. Panelled bath with shower over. Pedestal wash hand basin. Low level WC. Heated towel rail.

External
Driveway. Gardens to the front and rear.

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The door from the porch to the hallway features a stained glass window. To the ground floor are two reception rooms, including a comfortable front living room and a further rear reception room with direct access to the garden, ideal for everyday family life and entertaining. The modern kitchen/dining room benefits from skylights that bring in excellent natural light, complemented by a separate utility room with sink, storage units and plumbing for a washing machine. A ground floor WC adds useful convenience.

Upstairs, the first floor landing features a characterful stained glass window to the front. There are three bedrooms, two of which have fitted wardrobes providing built in storage. The bathroom includes a bath with shower over, WC and wash basin.

Outside, the property enjoys a rear garden with grassed, decked and paved areas, arranged to offer distinct seating and play spaces. To the front there is a driveway providing off street parking.

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: C
EPC Rating: C

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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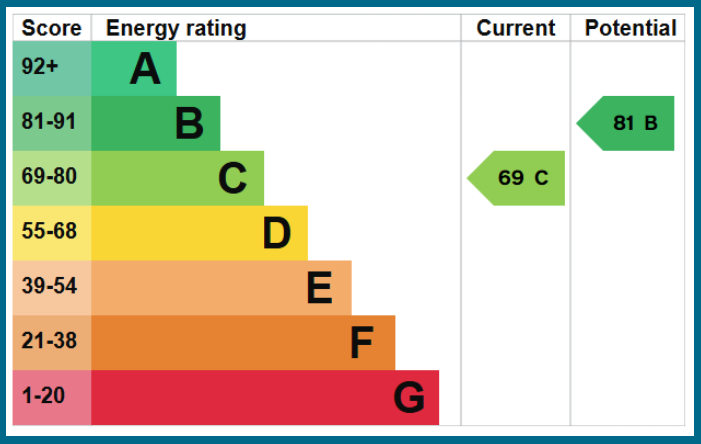
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Floor Plan – To Follow

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The Property Ombudsman

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