



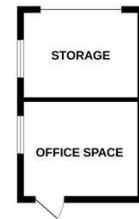
MIXING PERIOD FEATURES with MODERN DETAIL! A generous three-bedroom mid-terrace family home with a south facing walled garden, ideally placed on Fenham Hall Drive, Fenham. Close to Newcastle City Centre, surrounding greenery and the Newcastle Hospitals, Fenham Hall Drive is just a walk to one of the region's finest independent schools.

The accommodation comprises; entrance porch through to entrance hall with under-stairs cloak cupboard and staircase to first floor; lounge with feature fireplace, walk in bay and decorative ceiling; stylish kitchen diner with contemporary range of wall and base units, work surfaces, some integrated appliances breakfasting island, two storage cupboards and bi-fold door access to the rear garden; dining room with dual windows, part open to utility room with washing facilities and separate WC. To the first floor, three bedrooms; bedroom one, a 20ft full width room with walk in bay, period fireplace and wood burning stove; bedroom two a further comfortable double with feature fireplace; bedroom three with storage cupboard and south facing window; family bathroom complete with four piece suite including a free standing bath and step in shower. Externally, a paved town garden to the front and to the rear, the property boasts south facing walled garden with a patio area, raised artificial grass lawn, a detached garage used for both storage and as a home office space, divided by a stud wall. With gated access to the rear service lane. Retaining many original features along with super stylish presentation, this great family home demands an early internal inspection!

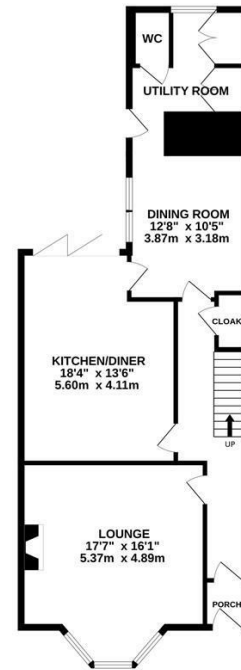
Super Stylish Period Mid-Terrace | 1,904 Sq ft (176.9m²) | Three Bedrooms | 20ft Full-Width Bedroom | Lounge | Dining Room | Stylish Kitchen Diner | Downstairs WC | Family Bathroom | South-Facing Walled Garden with Artificial Grass | Detached Garage with Office Space | Freehold | Council Tax Band D | EPC Rating: D



GARAGE
174 sq.ft. (16.2 sq.m.) approx.



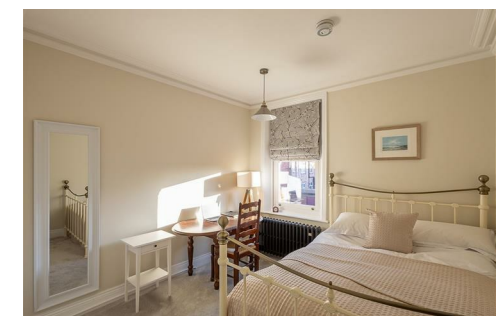
GROUND FLOOR
862 sq.ft. (80.1 sq.m.) approx.



1ST FLOOR
943 sq.ft. (87.3 sq.m.) approx.



TOTAL FLOOR AREA : 1879 sq.ft. (174.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Offers Over £395,000

IMPORTANT NOTE: These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

