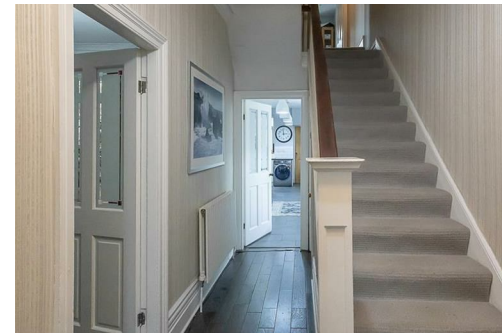
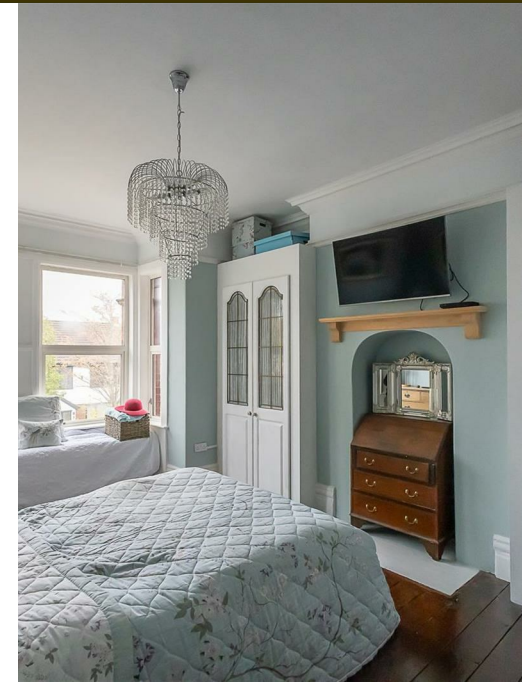




A great opportunity to acquire an imposing Edwardian mid-terrace, positioned to the Northern end of Wingrove Road, Fenham. Within close proximity to Newcastle city centre, transport links via the A1 and the local shops on Westgate Road this property is an ideal purchase opportunity for growing families.

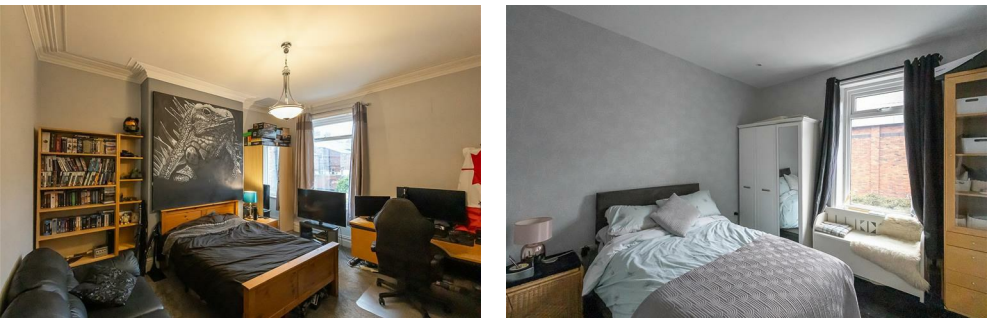
The internal accommodation briefly comprises: entrance lobby though to entrance hall with stairs to first floor and under-stairs storage cupboard; dining room with walk in bay and feature fireplace; sitting room with feature fireplace and French doors leading out to the rear garden; 22ft kitchen diner with a range of fitted units, work surfaces, dual windows and side door access to the garden; downstairs WC. The split level first floor landing gives access to; four bedrooms, bedroom one with walk in bay; family bathroom complete with three piece suite and dual windows. The second floor landing gives access to; two bedrooms, bedroom five with dormer window and bedroom six with sky light; bathroom with four piece suite and sky light.

Externally, a front town garden with a mixture of planting and to the rear, an enclosed garden with an array of mature planting, a gravelled seating area, wall boundaries, gated access to the rear service lane and access to a garage providing off-street parking/storage. Early viewings are essential to appreciate the size and layout of this well positioned property.

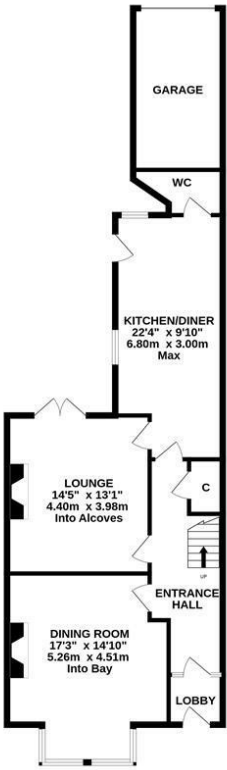
Imposing Three Storey Mid Terrace | 2,209 Sq Ft (205.2m2) | Period Features | Six Bedrooms | Two Reception | 22ft Dining Kitchen | Downstairs WC | Bathroom | Bathroom & Shower Room | Garage | Rear Yard | Great Location | Freehold | Council Tax Band D

EPC Rating: D

Offers Over £370,000



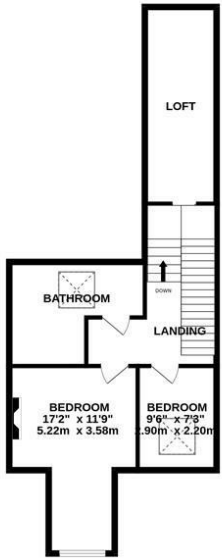
GROUND FLOOR
898 sq.ft. (83.4 sq.m.) approx.



1ST FLOOR
754 sq.ft. (70.1 sq.m.) approx.



2ND FLOOR
557 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA: 2209 sq.ft. (205.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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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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.

