





3



1



2

- Three Bedrooms
- Three Stories
- Garage
- Off-Street Parking
- En-Suite
- Excellent Location
- Private Rear Garden
- Electric Car Charge Point
- Video Tour Available
- MUST BE VIEWED





**** Video Tour on our YouTube Channel | <https://youtu.be/vyYr7V6UMDI> ****

An immaculately presented three bedroom property on the highly regarded Friars Way, Fenham.

Located in an enviable position within the development with an Easterly facing rear garden, the home has easy access to a wealth of local amenities including schools, shops, public transport and motorway links.

The property briefly comprises:- entrance hallway with ground floor WC, breakfasting kitchen with floor and wall units with integrated cooker/hob, lounge with under stair storage and French doors leading to the Easterly facing rear garden. Off the landing to the first floor there are two good sized bedrooms, and a three piece family bathroom. To the second floor there is the main bedroom, which benefits built-in wardrobes and an en-suite with a good sized storage area.

Externally there is a driveway offering off street parking, with the benefit of an electric car charge point, leading to the garage and a well proportioned rear garden with planted areas ideal for entertaining during those warm summer nights.

Overall a well proportioned three bedroom home on an exclusive development that must be viewed to appreciate standard of accommodation on offer. For more information and to book your viewing please call our Gosforth sales team on 0191 236 2070.

Covid-19 Viewing Guidelines

For the safety of our clients, yourselves and our staff we are currently only allowing viewings to go ahead if viewers wear appropriate PPE (masks and gloves). Social distancing rules must also be adhered to at all times. Where possible we will encourage vendors to leave the property while the viewing is going ahead. We also will only allow 2 people to view a property at any one time. We may share contact numbers where requested by NHS to prevent the spread of Covid-19.





Lounge 14'8" x 11'5" (4.49 x 3.49)

Kitchen 11'6" x 13'8" (3.52 x 4.17)

Bedroom One 12'11" x 14'8" (3.95 x 4.48)

Bedroom Two 9'6" x 12'9" (2.91 x 3.90)

Bedroom Three 7'10" x 9'11" (2.41 x 3.03)

Garage 17'0" x 8'11" (5.20 x 2.73)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The difference between house and home

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