



1 Bourne Avenue

Fenham



SANDERSON
YOUNG



1 Bourne Avenue Fenham

A delightful and stylish four bedroom semi detached property, benefiting from two reception rooms and a large rear garden.

Situated close to the local shops, amenities and transport links of Fenham, the property is also placed close to excellent local schooling and is also located only a short walk from the surrounding greenery and offers easy access into Newcastle City Centre.

Price Guide:
Guide Price £350,000



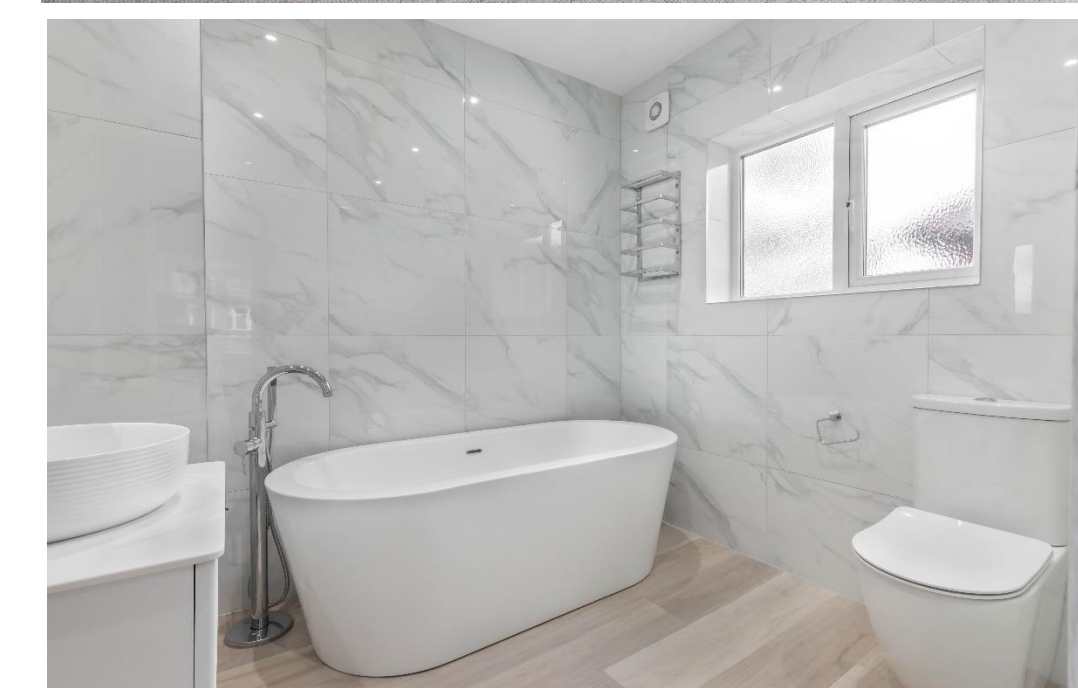
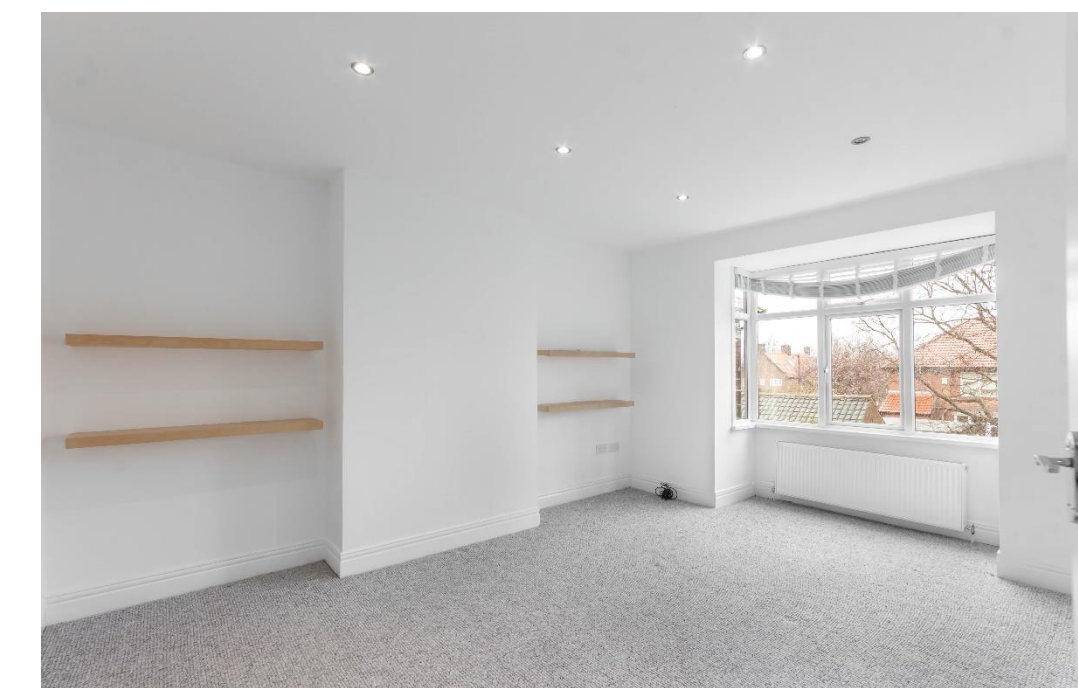


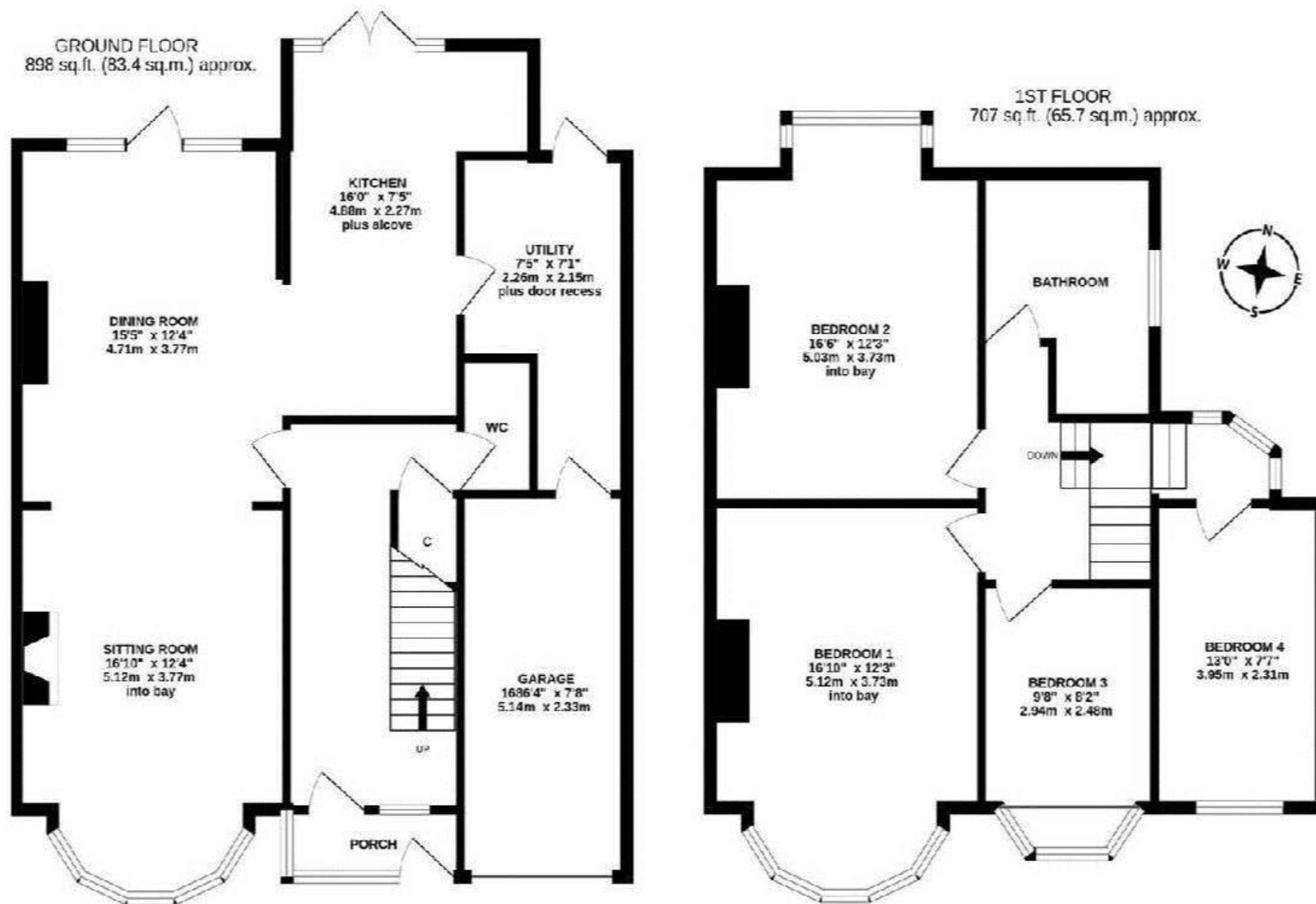
Offering good sized accommodation, the property comprises: Entrance vestibule | Reception hallway with stairs leading to the first floor | Living room with a bay window and newly installed plantation shutters | Dining room with French doors onto the rear gardens | Contemporary kitchen with integrated appliances and well equipped cabinetry | Utility room with integral access into the garage | Downstairs WC

The stairs then lead up to the first floor and onto four bedrooms | Bedroom one is a large double situated to the front and benefits from a large south facing bay window and beautiful panelling | Bedroom two is also a large double and is situated to the rear with alcove shelving | Bedroom three is a smaller double which is situated to the front and also benefits from a bay window | Bedroom four is a single bedroom | Immaculately presented refitted bathroom with four piece suite



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TOTAL FLOOR AREA: 1605 sq. ft. (149.1 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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Externally, there is a driveway for one car and access to the garage | To the rear, there is a delightful lawned garden with paved patio seating areas.

Well presented throughout, this excellent semi detached home demands an early inspection and viewings are strongly advised.

Services: Mains Electric, Gas, Water | Tenure: Freehold | Council Tax: Band D | EPC: Rating D

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