



21 Cherryburn Gardens

Fenham



SANDERSON
YOUNG



21 Cherryburn Gardens Fenham, NE4 9UQ

Stylish Edwardian Family Home which is situated on one of Fenham's Most Desirable Residential Terraces, Boasting Two Beautifully Presented Reception Rooms, Kitchen/Breakfast Room, Utility Room, Three Bedrooms, Family Bathroom, Front Garden and Private West Facing Rear Courtyard with Parking.

This fantastic period family home is perfectly situated in Cherryburn Gardens, Fenham. The property offers direct access to the shops and amenities of Fenham Hall Drive, whilst also being situated close to excellent independent schooling, Newcastle's Town Moor and indeed Newcastle City Centre itself.

Cherryburn Gardens, which is one of only two pedestrianised walkways in the area, has become increasingly desirable in recent years and offers some of the finest period terraced homes within the Fenham locality.

Price Guide:

Offers Over £295,000





The internal accommodation comprises: Lobby | Entrance hall with stairs leading to the first floor | Impressive lounge with large walk-in bay window, period fireplace and ornate cornicing | Rear reception room with beautifully refitted fireplace and log burning stove, as well as French doors to the rear courtyard | Kitchen/breakfast room with pantry cupboard | Utility room with door to rear courtyard | Downstairs WC

The stairs then lead to the first floor landing and give access onto three bedrooms | Bedroom one is a large double situated to the front with east facing window and period fireplace | Bedroom two is a further double, placed to the rear, with feature fireplace | Bedroom three is a single situated to the front, and is currently utilised as a home study | The landing then gives further access to a well presented family bathroom with three piece suite | Separate WC.

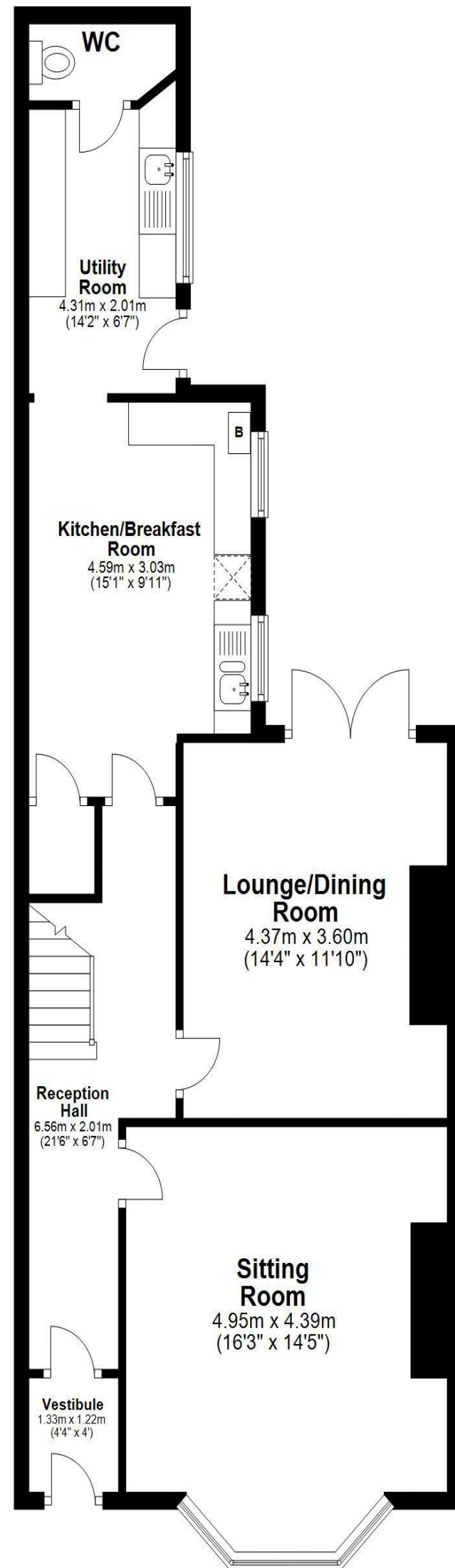


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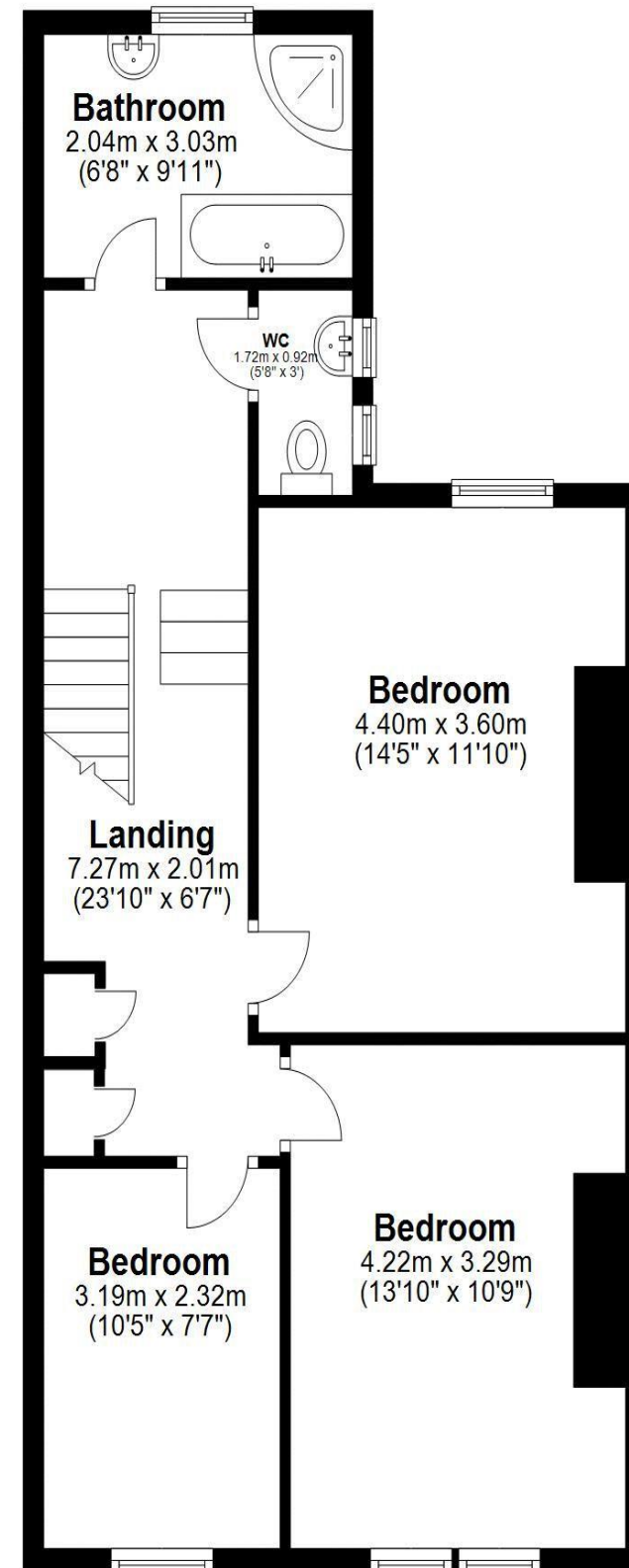
Ground Floor

Approx. 71.1 sq. metres (765.2 sq. feet)



First Floor

Approx. 61.8 sq. metres (665.1 sq. feet)



Externally, the property enjoys a private east facing front garden, which has been hard landscaped with fenced and hedged boundaries providing privacy | To the rear is a private enclosed west facing courtyard with electric roller door offering off street parking.

The property is double glazed throughout and benefits from a brand new gas 'Combi' central heating system and new roof. Early viewings are deemed essential to fully appreciate the quality of accommodation on offer.

Services: Mains gas, electric, water and drainage |
Tenure: Freehold | Council Tax: Band C | Energy Performance Certificate: Rating D

Total area: approx. 132.9 sq. metres (1430.3 sq. feet)

Plan produced using PlanUp.

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