



3



1



1

- 3 Bedroom Semi Detached House
- Low Maintenance Garden
- Double Glazed Windows

- Conservatory
- Block Paved Driveway
- EPC TBC

- Downstairs w/c
- Gas Central Heating
- Council Tax Band A

3 bedroom semi detached house benefitting from gas central heating and double glazed windows. Briefly comprising of an Entrance Hallway with laminate flooring, storage cupboard and stairs to the first floor. Lounge with laminate flooring and coving to the ceiling. diner with laminate flooring, coving to the ceiling archway to the kitchen and doors to the Conservatory which has tiled flooring, wall lights and doors to the garden. Kitchen with wall and base units, roll top work surfaces, stainless steel sink and drainer unit, tiled splash back, plumbed for washing machine and dishwasher, integrated electric oven and gas hob with extractor hood over. Rear Hallway with wall mounted Combi boiler, and door to the side. Downstairs w/c with low level w/c, wall mounted hand wash basin, tiled walls and and extractor fan. To the first floor there are 3 Bedrooms and a Family Bathroom which has a panelled bath with a mains shower over and shower screen, vanity unit with wash hand basin, low level w/c, heated towel rail, tiled walls and floor, panelled ceiling.

Externally to the front there is a block paved driveway and to the rear there is a low maintenance garden.

Fenham is conveniently situated for local amenities and with good road and public transport links into the city and other surrounding areas. There is also good access to the A1 and Newcastle International Airport.

PLEASE NOTE: This property is of non standard construction. If purchasing with a mortgage, specialist advice should be sought. Please ask and we will be happy to help.

Entrance Hall

Lounge

Diner

Conservatory

Kitchen

Downstairs w/c

First Floor Landing

Bedroom 1

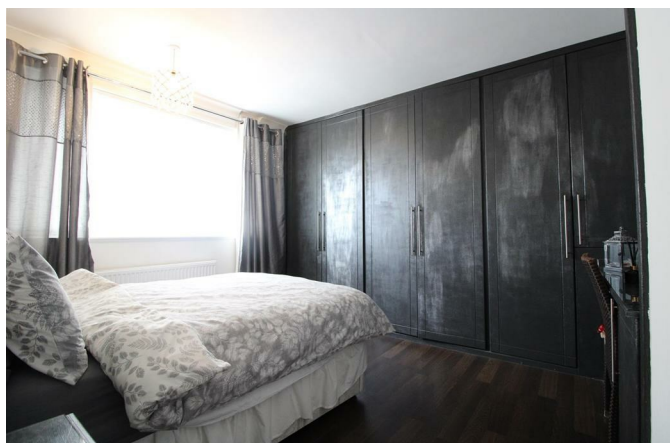
Bedroom 2

Bedroom 3

Bathroom



*Please see Floor Plan on Page 4 for room sizes



Energy Performance: TBC

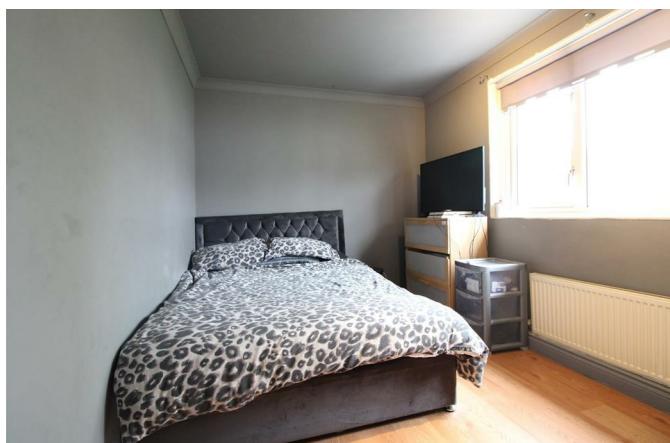
Council Tax Band: A

Distance from Stocksfield Primary School: 0.6 miles

Distance from Supermarket: 0.6 miles

Distance from City Centre: 3.7 miles

Please note all sizes and distances are approximate.



**2024
WINNERS**

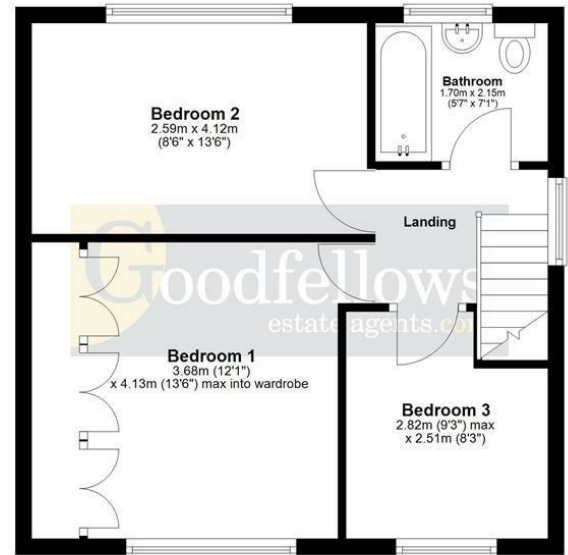
ESTAS

Verified reviews from our clients

Ground Floor



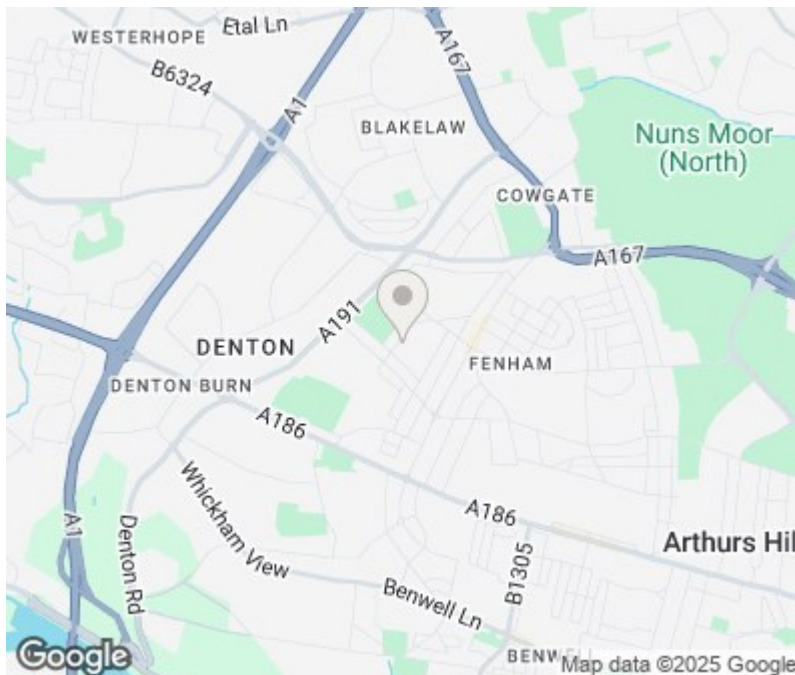
First Floor



Total area: approx. 92.9 sq. metres (999.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The Plan is for illustrative purposes only. Version 1

Plan produced using PlanUp.



These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.