



4



1



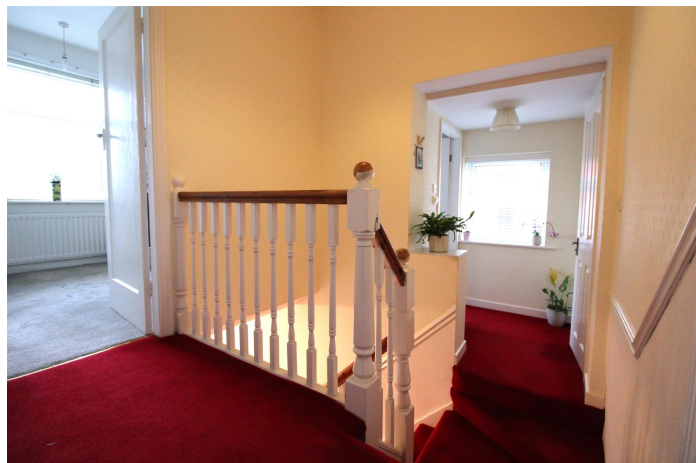
2

- 4 Bedroom Semi Detached House
- Modern Shower Room
- Enclosed Rear Garden
-

- Extended Kitchen
- Separate W/C
- Council Tax Band B

- Separate Utility Area
- Driveway
- EPC C

Spacious 4 bedroom semi detached house benefitting from gas central heating and sealed unit double glazed windows. Briefly comprising of an Entrance Hallway which has side panels to the front door, Dining Room with Bay window to the front aspect. Lounge with a feature fireplace and a door to the rear garden. Extended Kitchen which has base units with roll top work surfaces, high level double electric oven, induction hob with an extractor hood over, sink and drainer unit, spotlights to the ceiling, heater towel rail, integrated dishwasher and washing machine, door to rear garden, wall mounted Combi boiler enclosed in the wall unit. Separate Utility Area with wall and base units, worktop surfaces, tiled wall s, ceiling panels with inset spotlights. First floor Landing leading to Bedroom 1 with fitted wardrobes and a Bay window, Bedroom 2 is a double sized room, Bedroom 3 is a single room and has a loft hatch with pull down ladders. Bedroom 4 is also a single room. Shower Room which has a double walk-in shower with a mains shower, tiled walls and flooring, under floor heating, pedestal hand wash basin, low level w/c, heated towel rail, spotlights to the ceiling and an extractor fan. Separate W/C with a low level w/c, vanity unit with a wash hand basin, under floor heating, tiled walls and flooring, heated towel rail. Externally there is a driveway to the front with wrought iron gates and to the rear there is and enclosed garden with lawn, decking and a paved patio area. 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.





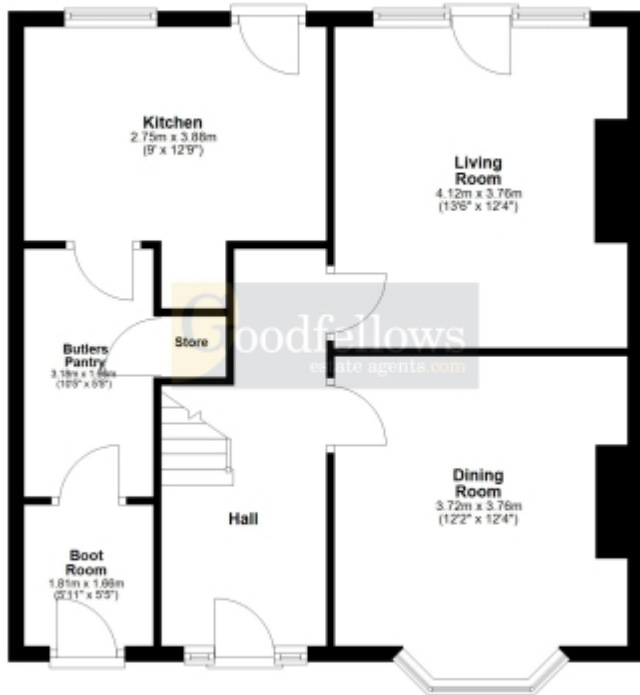
Energy Performance: Current C Potential B
Council Tax Band: B
Sacred Heart Primary School 0.3 miles
City Centre 2.2 miles
Metro Centre 1.9 miles

2024
WINNERS

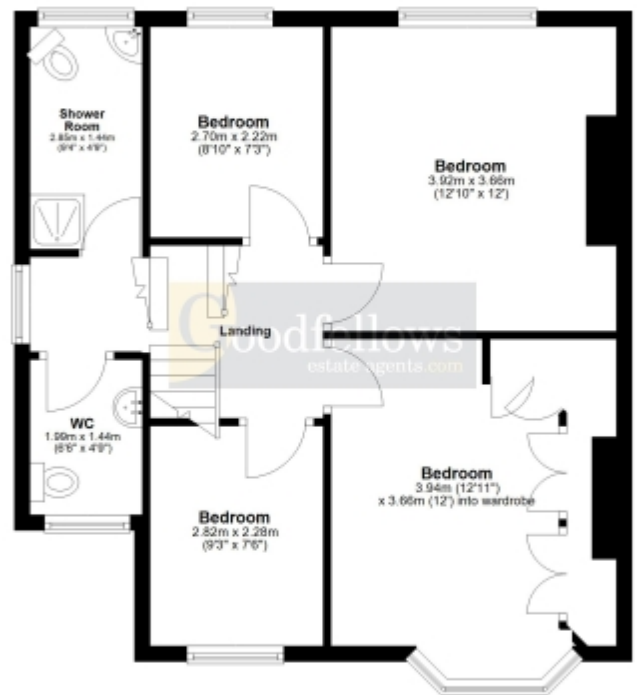
ESTAS

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Ground Floor



First Floor



Total area: approx. 119.3 sq. metres (1284.3 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.