

LEASEHOLD



3 Bedroom flat

104 WINGROVE GARDENS, FENHAM, NE4 9HR

Offers In Excess Of

£90,000



FEATURES

Ideal For first time buyers
or investors

Three bedroom first floor
flat

Double Glazing

Gas central heating

Fantastic location

No onward chain



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3 Bedroom 3 Bedroom flat located in Fenham.

DESCRIPTION

Hm residential would like to welcome to the market this three bedroom first floor flat, located in an extremely popular area, ideally located to amenities and transport links, along with being walking distance to local Primary schools.

This property briefly comprises, Entrance hallway, two double bedrooms, one single bedroom, spacious living area, kitchen, and bathroom. Externally is an enclosed rear yard.

Early viewings are recommend.

HALLWAY

LIVING ROOM

15' 7" x 13' 7" (4.75m x 4.16m)

Spacious living area with storage cupboard, radiator, carpet, double glazing.

KITCHEN

12' 0" x 8' 6" (3.66m x 2.60m)

Fitted with a range of matching wall and base units, tile splash back, stainless steel sink with mixer tap, tiled flooring, double glazed window and radiator.

BATHROOM

7' 7" x 6' 5" (2.33m x 1.96m)

With three piece bath suite, fully tiled walls and floor, bath with overhead shower, double glazed window, radiator.

BEDROOM ONE

13' 7" x 13' 7" (4.16m x 4.15m)

Spacious main bedroom, double glazed window, carpet, radiator.

BEDROOM TWO

11' 0" x 8' 2" (3.36m x 2.50m)

Double bedroom to the rear of the property, carpet, double glazed window, radiator.

BEDROOM THREE

9' 9" x 8' 1" (2.98m x 2.47m)

Spacious single bedroom to the front of the property, double glazed window, carpet, radiator.

EXTERNALLY

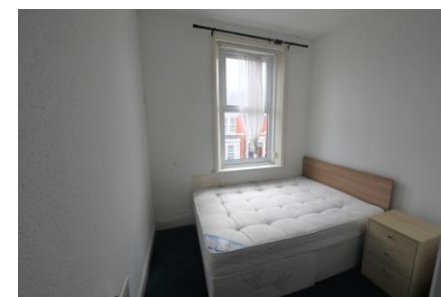
the property provides on street parking to the front of the property, to the rear is an enclosed yard.

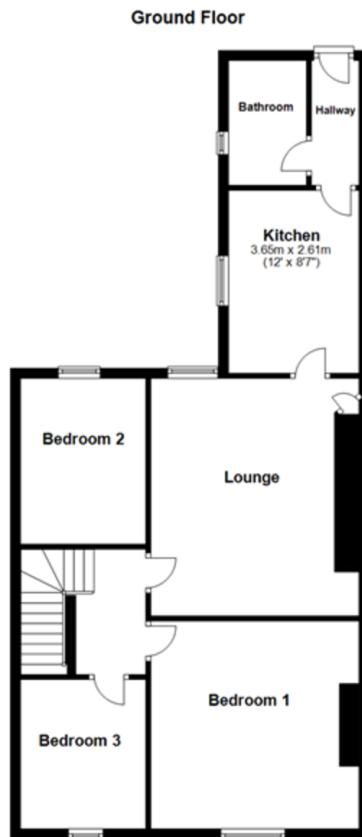


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Council Tax Band
A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Agent's Comments: All measurements are approximate and for general guidance only, and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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