



## Redewater Road Fenham

- Semi Detached House
- Four Bedrooms
- Two Reception Rooms
- Utility
- Driveway & Garage

**Offers in Excess of: £250,000**

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## REDEWATER ROAD, FENHA, NEWCASTLE UPON TYNE NE4 9UD

### PROPERTY DESCRIPTION

We welcome to the market this semi detached house located in Fenham. The accommodation to the ground floor briefly comprises of hallway, lounge, dining room, kitchen, utility and WC. To the first floor is a landing, four bedrooms and bathroom. Externally, there are gardens to the front and rear, driveway and garage.

The property benefits from double glazing throughout.

The property is situated close to local public transport routes to and from Newcastle city centre, the MetroCentre, and easy access to the A1 and A69.

Early viewing is recommended.

Council Tax Band: D

EPC Rating: D

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway



### MINING

It is not known if the property is situated on a coalfield. It is also not known if the property has been directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

### TENURE

It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

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## REDEWATER ROAD, FENHA, NEWCASTLE UPON TYNE NE4 9UD

### Hallway

Stairs to first floor landing. Access to cloakroom. Understair storage cupboard.

### WC

Frosted double glazed window to the front. Corner low level WC. Wash hand basin. Radiator.

### Lounge 16' 10" max x 13' 0" max (5.13m x 3.96m)

Double glazed bay window to the front. Radiator.

### Dining Room 16' 11" into bay x 13' 6" max (5.15m x 4.11m)

Double glazed bay window to the rear. Door to the rear. Radiator.

### Kitchen 9' 9" x 9' 4" (2.97m x 2.84m)

Double glazed window to utility. Sink/drain. Plumbed for dishwasher. Door to utility.

### Utility 21' 10" x 8' 6" max (6.65m x 2.59m)

Sink/drain. Plumbed for washing machine. Wall/base units. Door to the rear. Radiator. Door to the garage.

### First Floor Landing

Double glazed window to the rear. Radiator. Loft access, fully boarded, electric lights and insulated.

### Bedroom One 17' 0" into bay x 13' 4" max (5.18m x 4.06m)

Double glazed bay window to the front. Radiator.

### Bedroom Two 16' 10" into bay x 13' 4" max (5.13m x 4.06m)

Double glazed bay window to the rear. Radiator.

### Bedroom Three 10' 5" x 11' 6" max (3.17m x 3.50m)

Double glazed window to the front. Radiator.

### Bedroom Four 9' 6" x 8' 5" (2.89m x 2.56m)

Double glazed window to the front. Radiator.

### Bathroom 9' 5" x 9' 10" (2.87m x 2.99m)

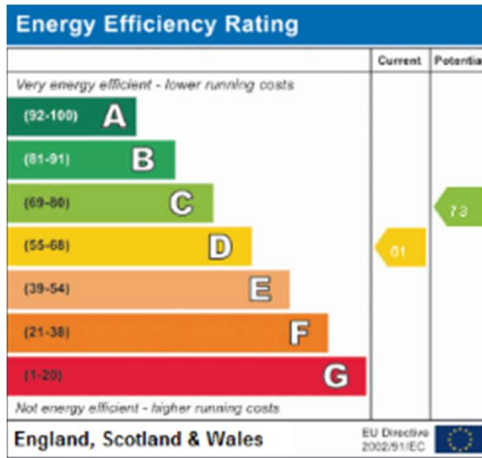
Double glazed window to the rear. Shower cubicle. Panelled bath. Low level WC. Bidet. Vanity wash hand basin. Extractor fan. Heated towel rail.

### External

Driveway. Garage. Gardens to the front and rear.

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**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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