



West Road Fenham

- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Garage
- Driveway

Offers Over: £220,000

0191 274 4661
380 West Road, Fenham, NE4 9RL

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
fenham@rmsestateagents.co.uk



WEST ROAD, FENHAM, NEWCASTLE UPON TYNE NES 2ET

PROPERTY DESCRIPTION

Offered for sale is this semi detached house located in Fenham. The accommodation briefly comprises of hallway, lounge, dining room and kitchen. To the first floor is a landing, three bedrooms and bathroom. Externally there is a garage, driveway and gardens to the front and rear.

The property benefits from gas central heating and 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.

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: Fibre
Mobile Signal Coverage Blackspot: No
Parking: Driveway

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

Council Tax Band: C

EPC Rating: D

FN00009328/SJP/SP/10012024/V.3



WEST ROAD, FENHAM, NEWCASTLE UPON TYNE NE5 2ET

Hallway

Stairs to the first floor landing. Cloakroom. Radiator.

Lounge 15' 6" into bay x 12' 7" max (4.72m x 3.83m)

Double glazed bay window to the front. Gas fire. Radiator.

Dining Room 12' 4" x 12' 4" (3.76m x 3.76m)

French door to the rear. Central island. Radiator. Opens into kitchen.

Kitchen 9' 7" x 7' 11" (2.92m x 2.41m)

Integrated washing machine. Integrated dishwasher. Integrated coffee machine. French door to the side. Gas hob. Electric oven. Integrated fridge freezer. Extractor hood.

First Floor Landing

Frosted double glazed window to the side. Loft access.

Bedroom One 12' 8" x 11' 2" into wardrobe (3.86m x 3.40m)

Double glazed window to the rear. Fitted wardrobe. Radiator.

Bedroom Two 15' 6" into bay x 11' 2" (4.72m x 3.40m)

Double glazed window to the front. Fitted wardrobe. Radiator.

Bedroom Three 8' 8" x 7' 11" (2.64m x 2.41m)

Double glazed window to the front. Radiator.

Bathroom 7' 10" x 7' 10" (2.39m x 2.39m)

Frosted double glazed window to the side. Low level WC. Panelled bath. Shower cubicle. Vanity wash hand basin. Radiator.

External

Garage. Driveway. Gardens to the front and rear.

FN00009328/SJP/SP/10012024/V.3





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.

16 Branches across the North-East

