



Heatherslaw Road Fenham

- Semi Detached House
- Four Bedrooms
- Three Reception Rooms
- Conservatory
- Double Driveway

Offers Over: £215,000

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HEATHERSLAW ROAD, FENHAM, NEWCASTLE UPON TYNE NE5 2QL

PROPERTY DESCRIPTION

Available for sale is this semi detached house located in Fenham. The accommodation to the ground floor briefly comprises of hallway, lounge, dining room, conservatory, snug and kitchen. To the first floor is a landing, four bedrooms, additional room off a bedroom and bathroom. Externally, there is a double driveway to the front and gardens to the side and rear.

The property benefits from double glazing throughout.

Early viewing is recommended.



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.

Council Tax Band: A

EPC Rating: C

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.

FN00009531/SJP/SP/11092024/V.2



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Hallway

Stairs to first floor landing. Radiator.

Lounge 19' 11" max x 12' 7" max (6.07m x 3.83m)

Two double glazed windows to the front. Radiator. Opens into dining room.

Dining Room 9' 10" x 9' 5" (2.99m x 2.87m)

French door to the conservatory. Radiator.

Conservatory 15' 7" x 9' 0" (4.75m x 2.74m)

Door to the rear.

Snug 6' 4" x 9' 5" (1.93m x 2.87m)

Storage cupboard. Radiator.

Kitchen 13' 2" x 11' 5" (4.01m x 3.48m)

Double glazed window to the rear. Gas hob. One and a half bowl sink/drainers. Door to the front. Radiator.

First Floor Landing

Master Bedroom 15' 3" x 11' 1" (4.64m x 3.38m)

Double glazed window to the front. Radiator.

Bedroom Two 11' 2" x 10' 7" (3.40m x 3.22m)

Double glazed window to the rear. Radiator.

Bedroom Three 12' 11" x 11' 2" (3.93m x 3.40m)

Double glazed window to the front. Radiator.

Bedroom Four 9' 7" x 7' 5" max (2.92m x 2.26m)

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

Study/Dressing Room 11' 2" x 8' 3" (3.40m x 2.51m)

Double glazed window to the rear. Radiator.

Bathroom

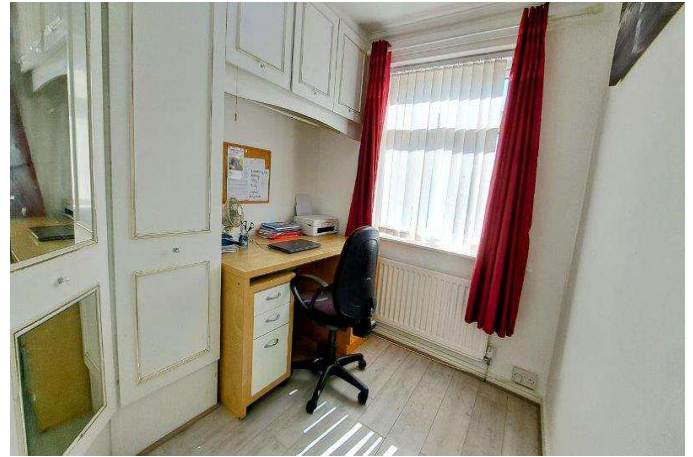
Frosted double glazed window to the rear. Corner bath. Vanity wash hand basin. Low level WC. Loft access. Radiator.

External

Double driveway. Gardens to the side and rear.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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