



Bellister Grove Fenham

- Semi Detached House
- Ground Floor Bedroom
- Three Further Bedrooms
- One Reception Room
- Driveway

Offers Over: £230,000

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BELLISTER GROVE, FENHAM, NEWCASTLE UPON TYNE NE5 2DN

PROPERTY DESCRIPTION

Available for sale in Fenham is this semi detached house. The accommodation to the ground floor briefly comprises of porch, hallway, lounge, kitchen, utility, and pantry giving access to ground floor bedroom/second reception room. To the first floor is a landing, three bedrooms and bathroom. Externally there is a driveway and garden to the front, together with garden to the rear.

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: B

EPC Rating: D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



PRIMARY SERVICES SUPPLY

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

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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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Porch

Hallway

Stairs to first floor landing. Radiator.

Lounge 19' 10" x 12' 8" (6.04m x 3.86m)

Double glazed bay window to the front. Log burner. Radiator.

Kitchen 14' 11" x 11' 1" (4.54m x 3.38m)

Double glazed windows to the front and rear. One and a half bow sink/drainer.

Utility 6' 8" x 7' 9" (2.03m x 2.36m)

Door to the rear. Plumbed for washing machine.

Pantry 7' 10" x 7' 9" (2.39m x 2.36m)

Giving access to ground floor bedroom/second reception room.

Ground Floor Bedroom/Second Reception Room

12' 1" x 7' 9" (3.68m x 2.36m)

Double glazed window to the front. Radiator.

First Floor Landing

Frosted double glazed window to the side. Loft access (pull down ladder, boarded).

Bedroom One 11' 0" x 12' 5" (3.35m x 3.78m)

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

Bedroom Two 8' 8" x 12' 4" (2.64m x 3.76m)

Double glazed window to the rear. Radiator.

Bedroom Three 8' 2" x 8' 9" (2.49m x 2.66m)

Double glazed window to the front. Radiator.

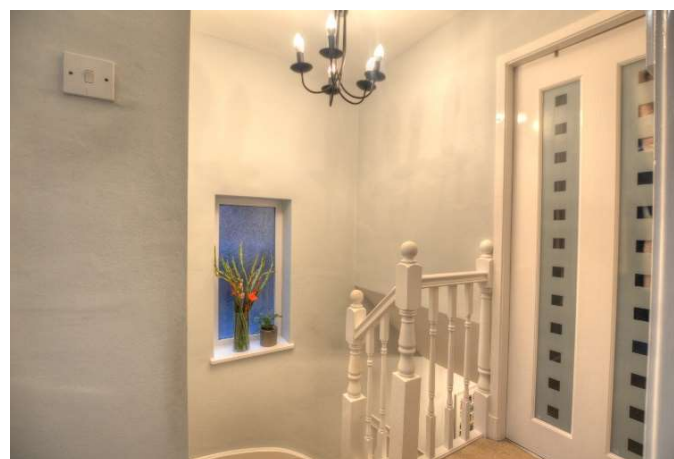
Bathroom 13' 7" x 10' 7" (4.14m x 3.22m)

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

External

Driveway. 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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