



Elder Drive Fenham

- Semi Detached House
- No Chain
- Three Bedrooms
- Ground Floor WC
- Dining Kitchen
- Gardens to Front & Rear

Asking Price: £140,000

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SAYER

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ELDER DRIVE, FENHAM, NEWCASTLE UPON TYNE NE4 9AG

PROPERTY DESCRIPTION

Offered for sale with no chain is this semi detached house located in Fenham. The accommodation to the ground floor briefly comprises of hallway, WC, lounge and dining kitchen. To the first floor is a landing, three bedrooms and bathroom. Externally there are gardens to the front and 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: C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



PRIMARY SERVICES SUPPLY

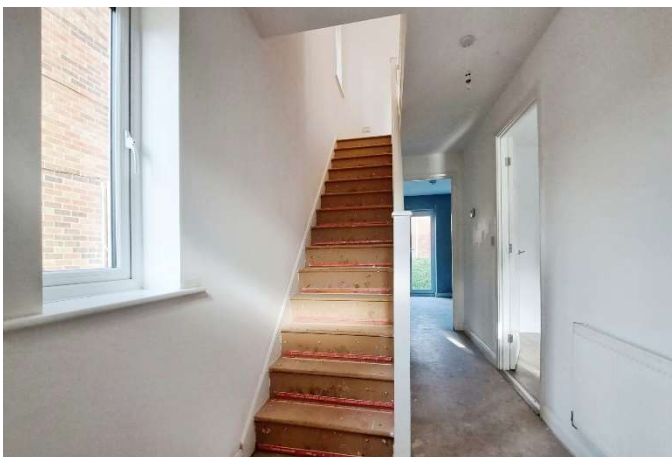
- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Gas
- Broadband: Fibre
- Mobile Signal Coverage Blackspot: No
- Parking: On Street Parking

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

We have been advised that the tenure will be converted to Freehold upon completion of a sale. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs. Length of Lease: 21 years remaining as at November 2024 Ground Rent: No ground rent or service charge.



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Hallway

Double glazed window to the side. Stairs to first floor landing. Storage cupboard. Radiator.

WC

Frosted double glazed window to the side. Low level WC. Wash hand basin. Radiator.

Lounge 14' 9" x 10' 10" (4.49m x 3.30m)

Double glazed window to the rear. French doors to the rear. Radiator.

Dining Kitchen 16' 8" x 7' 9" (5.08m x 2.36m)

Double glazed window to the front. One and a half bowl sink/drainer. Electric hob. Electric oven. Extractor hood. Radiator.

First Floor Landing

Double glazed window to the side. Two storage cupboards. Loft access.

Bedroom One 14' 9" x 8' 3" (4.49m x 2.51m)

Two double glazed windows to the rear. Radiator.

Bedroom Two 12' 3" x 7' 5" (3.73m x 2.26m)

Double glazed window to the front. Radiator.

Bedroom Three 7' 6" x 7' 1" (2.28m x 2.16m)

Double glazed window to the front. Radiator.

Bathroom 7' 4" x 6' 9" (2.23m x 2.06m)

Panelled bath with shower over. Pedestal wash hand basin. Low level WC. Heated towel rail.

External

Gardens to the front and rear.

FN00009796/SJP/SP/06112024/V.1





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

