



## Adair Avenue Fenham

- Mid Terraced House
- No Chain
- Two Bedrooms
- Bathroom with Separate WC
- Driveway

**Offers Over: £110,000**

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380 West Road, Fenham, NE4 9RL

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## ADAIR AVENUE, PENDOWER ESTATE, NEWCASTLE UPON TYNE NE15 6QD

### PROPERTY DESCRIPTION

Available for sale with no chain is this mid terraced house located in Pendower Estate. The accommodation to the ground floor briefly comprises of hallway, lounge and kitchen. To the first floor is a landing, two bedrooms, bathroom and separate WC. Externally, there is a driveway to the front and 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: A

EPC Rating: D

### 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.

### AGENTS NOTE

The vendor has informed us that the property has historical interest, being situated on the site of the Roman wall. If you purchase this property you may want to check to check this with a solicitor.



FN00009880/SJP/SP/23012025/V.3



**ADAIR AVENUE, PENDOWER ESTATE, NEWCASTLE UPON TYNE NE15 6QD**

**Hallway**

Stairs to first floor landing.

**Lounge 13' 11" x 12' 5" (4.24m x 3.78m)**

Double glazed window to the front. Storage cupboard. Radiator.

**Kitchen 17' 4" x 7' 4" max (5.28m x 2.23m)**

Two double glazed windows to the rear. Sink/drain. Electric oven. Electric hob. Extractor hood. Radiator. Door to the rear,

**First Floor Landing**

Loft access (owner has advised this is fully insulated).

**Bedroom One 17' 4" max x 9' 0" (5.28m x 2.74m)**

Two double glazed windows to the front. Radiator.

**Bedroom Two 9' 11" x 9' 7" (3.02m x 2.92m)**

Double glazed window to the rear. Radiator.

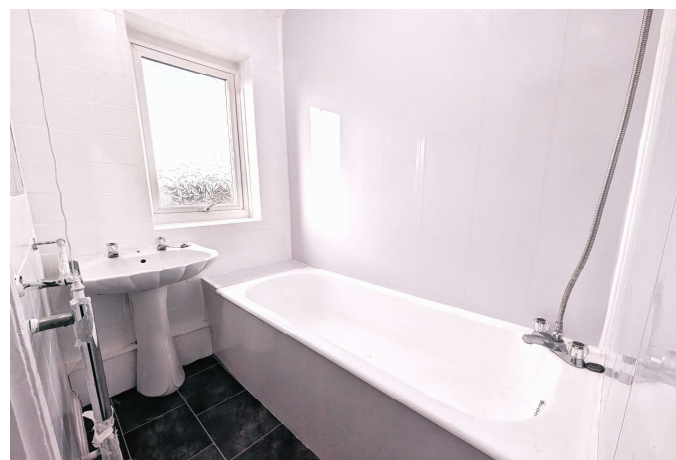
**Bathroom 6' 2" x 4' 4" (1.88m x 1.32m)**

Frosted double glazed window to the rear. Panelled bath with shower over. Pedestal wash hand basin. Heated towel rail.

**External**

Driveway to the front. Rear garden.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 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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