



West Road Fenham

- Semi Detached House
- No Chain
- Three Bedrooms
- Two Reception Rooms
- Ground Floor WC

Offers in the Region of: £210,000

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ROOK
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WEST ROAD, FENHAM, NEWCASTLE UPON TYNE NE4 9JX

PROPERTY DESCRIPTION

Located on a corner plot in Fenham is this semi detached house. Offered with no chain. The accommodation to the ground floor briefly comprises of hallway, lounge, dining room, WC, kitchen and rear porch. To the first floor is a landing, two spacious double bedrooms, single bedroom and bathroom. Externally, there are gardens to the front and side, driveway and garage.

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: C

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.

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Hallway

Stairs to first floor landing. Radiator.

Lounge 15' 6" into bay x 12' 9" max (4.72m x 3.88m)

Double glazed bay window to the front. Radiator.

Dining Room 16' 1" into bay x 11' 9" max (4.90m x 3.58m)

Double glazed bay window to the rear. Radiator.

WC

Low level WC. Wash hand basin. Extractor fan.

Kitchen 15' 2" x 7' 10" (4.62m x 2.39m)

Double glazed windows to the rear and side. Plumbed for washing machine. Plumbed for dishwasher. Gas hob. Electric oven. Integrated microwave. Sink/drain. Door to the rear.

Rear Porch

Door to the rear.

First Floor Landing

Stained glass double glazed window to the side. Loft access.

Bedroom One

15' 8" into bay x 9' 8" plus wardrobes (4.77m x 2.94m)

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

Bedroom Two 12' 11" x 10' 8" plus wardrobe (3.93m x 3.25m)

Double glazed window to the rear. Radiator.

Bedroom Three 8' 10" x 7' 11" (2.69m x 2.41m)

Double glazed window to the front. Radiator.

Bathroom

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

External

Gardens to the front and side. Driveway. Garage.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 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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