



## Rudchester Place

Fenham

- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Additional Ground Floor WC
- Utility

**Offers over: £200,000**

0191 274 4661

380 West Road, Fenham, NE4 9RL

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[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[fenham@rmsestateagents.co.uk](mailto:fenham@rmsestateagents.co.uk)



## **RUDCHESTER PLACE, FENHAM, NEWCASTLE UPON TYNE NE5 2QX**

### **PROPERTY DESCRIPTION**

This semi-detached house, currently listed for sale, is an excellent fit for families looking for a place to call home. Settled in the heart of Fenham, this property provides a perfect blend of convenience and tranquillity. With close proximity to both public transport links and nearby schools, your daily commute and school runs are made easy.

The house is in good condition, featuring three bedrooms and one bathroom. It also contains two spacious reception rooms, one of which has been extended. This provides extra space for your family to relax and entertain. The home's extended kitchen has been recently updated with modern units, improving functionality and aesthetics.

In addition to the main rooms, the house boasts a utility room and a ground floor WC, further enhancing the convenience of living here. Outside, you are greeted by a sizeable garden, perfect for children to play or for hosting summer BBQs. The property also comes with a detached garage and driveway with space for two vehicles, providing ample parking space for your vehicles.

From the location to the structure and the features, every aspect of this property is designed keeping a family's comfort in mind. So, if you're seeking a well-maintained, spacious and conveniently located home, this semi-detached house in Fenham could be the one for you.

The accommodation to the ground floor briefly comprises of hallway, lounge, second reception room, kitchen, utility and additional WC. To the first floor is a landing, three bedrooms and bathroom. Externally, there is a detached garage, driveway and gardens to the front and rear

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: C

### **PRIMARY SERVICES SUPPLY**

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

The property benefits from double glazing throughout.

### **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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**RUDCHESTER PLACE, FENHAM, NEWCASTLE UPON TYNE NE5 2QX**

**Hallway**

Frosted double glazed window to the side. Radiator.

**Lounge 13' 3" x 12' 4" max (4.04m x 3.76m)**

Double glazed window to the front. Radiator.

**Second Reception Room 15' 6" x 10' 1" (4.72m x 3.07m)**

Door to the rear. Radiator.

**Kitchen 16' 3" x 11' 5" max (4.95m x 3.48m)**

Double glazed windows to the front and rear. Integrated microwave. Integrated electric oven. Gas hob. Extractor hood. High gloss units. Sink/drainер. Door to the rear. Radiator. Under floor heating.

**Utility 10' 2" x 6' 8" (3.10m x 2.03m)**

Two double glazed windows to the rear. Under floor heating. Radiator.

**WC**

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

**First Floor Landing**

Frosted double glazed window to the side. Loft access.

**Bedroom One 13' 1" x 10' 1" (3.98m x 3.07m)**

Double glazed window to the rear. Radiator.

**Bedroom Two 11' 5" x 11' 4" (3.48m x 3.45m)**

Double glazed window to the front. Radiator.

**Bedroom Three 8' 0" x 8' 1" (2.44m x 2.46m)**

Double glazed window to the front. Radiator.

**Bathroom**

Frosted double glazed window to the rear. Corner bath with shower over. Pedestal wash hand basin. Low level WC. Extractor fan. Radiator.

**External**

Detached garage. Driveway. Gardens to the front and rear.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 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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