



## Bolbec Road Fenham

- Semi Detached House
- Three Bedrooms
- Open Plan Kitchen/Dining Room
- Ground Floor WC
- Garage & Driveway

**Offers Over: £300,000**

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)



## BOLBEC ROAD, FENHAM, NEWCASTLE UPON TYNE NE4 9EP

### PROPERTY DESCRIPTION

Presenting a charming semi detached house for sale, in an outstanding condition and situated in Fenham. The area has excellent public transport links and nearby schools. This property boasts three bedrooms and open plan kitchen/dining room, together with a convenient ground floor WC which adds to the functional aspects of the home. The house exudes warmth and comfort, with its herringbone flooring adding an elegant touch to the overall aesthetic.

The heart of the home is the open-plan kitchen and dining area. This space is perfect for modern living, offering an ideal setting for family meals or entertaining guests. The kitchen features a contemporary design that complements the overall style of the house.



The property boasts three well-proportioned bedrooms, two of which come with bespoke fitted wardrobes, offering ample storage space. The four-piece bathroom suite, complete with a walk-in shower, adds a touch of luxury to everyday routines.

Storage solutions have been thoughtfully integrated throughout the house, including a fully boarded attic. The property benefits from a series of recent upgrades such as newly installed double glazed windows and a modern boiler system.

Externally, the property is equally impressive. A newly landscaped rear garden has been designed with both aesthetics and functionality in mind. The driveway and single garage provide valuable off-street parking, a sought-after amenity in any residential area.

In summary, this property is a wonderful opportunity for those seeking a comfortable and stylish home in a favourable location. It offers a blend of classic charm and modern comfort, making it a truly desirable property.



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

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: D

EPC Rating: D

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Parking: 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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**BOLBEC ROAD, FENHAM, NEWCASTLE UPON TYNE NE4 9EP**

**Hallway**

Storage cupboard. Radiator. Stairs to first floor landing.

**Lounge 16' 6" into bay x 13' 6" max (5.03m x 4.11m)**

Double glazed bay window to the front. Radiator.

**Dining Room/Kitchen 24' 8" x 16' 10" (7.51m x 5.13m)**

**Dining Area 16' 10" x 14' 6" (5.13m x 4.42m)**

French doors to the rear. Radiator. Opens into kitchen.

**Kitchen 16' 10" x 10' 1" (5.13m x 3.07m)**

Double glazed window to the rear. Belfast sink. Electric oven. Breakfast bar. Integrated appliances, double oven, microwave, dishwasher, fridge/freezer. Radiator. Door to garage.

**Garage**

Plumbed for washing machine.

**WC**

Frosted double glazed window to the front. Low level WC. Wash hand basin. Heated towel rail.

**First Floor Landing**

Stained double glazed window to the side. Storage cupboard. Loft access (pull down ladder).

**Bedroom One**

**16' 2" into bay x 12' 8" into wardrobe (4.92m x 3.86m)**

Double glazed box bay window to the rear. Fitted wardrobe. Radiator.

**Bedroom Two 17' 2" into bay x 12' 4" max (5.23m x 3.76m)**

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

**Bedroom Three 9' 10" x 7' 11" (2.99m x 2.41m)**

Double glazed window to the rear. Radiator.

**Bathroom 11' 5" x 7' 0" (3.48m x 2.13m)**

Two frosted double glazed windows to the rear. Panelled bath. Shower cubicle. Vanity wash hand basin. Low level WC. Heated towel rail. Extractor fan.

**External**

Driveway. Garage. Gardens to the front and rear.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 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.

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