



## Bolbec Road Fenham

- Semi Detached House
- Four Bedrooms
- Two Reception Rooms Plus Garden Room
- Ground Floor WC
- Driveway, Garage and Gardens

**Offers Over: £325,000**

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

### **PROPERTY DESCRIPTION**

Offered for sale is this good condition, semi-detached house located in the sought after area of Fenham. The property boasts a host of features that make it an appealing home for prospective buyers.

This house is generously proportioned with four bedrooms. The first and second bedrooms both feature built in wardrobes, providing ample storage space. The fourth bedroom, which is located on the second floor, is uniquely highlighted by a skylight, offering an abundance of natural light.

The property offers two spacious reception rooms, providing ample space for relaxation and entertainment, together with a pleasant garden room, ideal for relaxing. The home also includes a kitchen with all the essentials.

A noteworthy inclusion is the ground floor WC, adding convenience to this family home. There is also a lean to attached to the property, offering additional storage or workspace.

One of the main attractions of this property is its outdoor space. A garden provides a perfect retreat for those who enjoy spending time outdoors. In addition, there is a conservatory, providing a pleasant space to appreciate the garden in all weathers.

The property also benefits from a driveway and garage, making it a practical choice for car owners.

The location is particularly advantageous. It is in close proximity to public transport links, providing easy access to the wider area. Additionally, it is conveniently located near schools, making it an ideal home for families.

The accommodation to the ground floor briefly comprises of hallway, lounge, WC, dining room, garden room, kitchen and lean to. To the first floor is a landing, three bedrooms and bathroom. To the second floor is a bedroom. Externally, there are gardens to the front and rear, 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: D

EPC Rating: C

### **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.

FN00010024/SJP/SP/03052025/V.2





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

**Hallway**

Stairs to first floor landing. Radiator.

**Lounge 13' 7" max x 16' 4" into bay (4.14m x 4.97m)**

Double glazed bay window to the front. Coving. Radiator.

**WC**

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

**Dining Room 13' 5" x 12' 7" max (4.09m x 3.83m)**

Sliding door to the rear. Radiator.

**Garden Room 10' 3" x 9' 2" (3.12m x 2.79m)**

French doors to the rear. Skylight.

**Kitchen 17' 11" x 10' 10" (5.46m x 3.30m)**

Double glazed window to the rear. One and a half bowl sink/drain. Gas hob. Extractor hood. Integrated double electric oven. Two storage cupboards. Door to the garage and lean to. Radiator.

**Lean To**

Door to the rear. Door to the garage.

**First Floor Landing**

Frosted double glazed windows to the side and rear. Stairs to the second floor landing.

**Bedroom One 16' 2" into bay x 11' 10" into wardrobe (4.92m x 3.60m)**

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

**Bedroom Two 13' 1" x 12' 8" into wardrobe (3.98m x 3.86m)**

Double glazed window to the rear. Fitted wardrobe. Storage cupboard. Radiator.

**Bedroom Three 8' 0" x 10' 7" (2.44m x 3.22m)**

Double glazed window to the front. Radiator.

**Bathroom 7' 7" x 8' 9" max (2.31m x 2.66m)**

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

**Second Floor Landing**

**Bedroom Four 17' 0" x 12' 0" max (5.18m x 3.65m)**

Double glazed window to the rear. Skylight to the front. Radiator.

**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	69 C	78 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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