



Palm Avenue, Fenham, Newcastle upon Tyne NE4 9QT

**Offers Over: £150,000**

Available for sale is this semi detached house located in Fenham. The accommodation to the ground floor briefly comprises of hallway, dining room opening into lounge and kitchen. To the first floor is a landing, three bedrooms and bathroom. Externally, there are gardens to the front, side and rear, together with a 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: A  
EPC Rating: D





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**Semi Detached House**

**Driveway**

**Three Bedrooms**

**Gardens to Front, Side & Rear**

**Open Plan Lounge/Dining Room**

**For any more information regarding the property please contact us today**

#### **Hallway**

Double glazed window to the side. Stairs to first floor landing. Radiator.

#### **Dining Room 10' 0" x 12' 10" max (3.05m x 3.91m)**

Double glazed bow bay window to the front. Radiator. Opens into lounge.

#### **Lounge 12' 7" x 12' 10" max (3.83m x 3.91m)**

French doors to the rear. Exposed brickwork. Radiator.

#### **Kitchen 9' 0" x 8' 11" (2.74m x 2.72m)**

Double glazed window to the side and rear. Sink/drainage. Electric oven. Electric hob. Extractor hood. Integrated fridge. Integrated washing machine. Spotlights. Door to the rear.

#### **First Floor Landing**

Double glazed window to the side. Loft access (pull down ladder).

#### **Bedroom One 12' 10" into wardrobe x 9' 6" (3.91m x 2.89m)**

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

#### **Bedroom Two 13' 4" x 11' 10" into wardrobe (4.06m x 3.60m)**

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

#### **Bedroom Three 9' 9" x 8' 0" (2.97m x 2.44m)**

Double glazed window to the front. Radiator.

#### **Bathroom 9' 3" x 9' 4" (2.82m x 2.84m)**

Frosted double glazed windows to the side and rear. Corner bath with shower over. Vanity wash hand basin. Low level WC. Radiator.

#### **External**

Driveway. Gardens to the front, side and rear.

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#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

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.

#### MATERIAL / CONSTRUCTION ABNORMALITIES

We have been informed that the property is of non traditional construction (Norwegian timber).

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 65 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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**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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