



Heatherslaw Road, Fenham, Newcastle upon Tyne NE5 2QL

**Offers Over: £180,000**

This semi detached house located in Fenham is currently listed for sale, and is distinctly well presented, presenting a fantastic opportunity for prospective homeowners. The property is in good condition and boasts a selection of living spaces that will perfectly accommodate a family.

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**Semi Detached House**

**Two Reception Rooms**

**Well Presented**

**Utility Room**

**Three Bedrooms**

**Driveway and Gardens**

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

The house offers three bedrooms, providing ample space for everyone. The number of rooms in the property is complemented by a single, well equipped kitchen, ideal for all your cooking needs. In addition, there is a utility room.

Moreover, the home features two reception rooms, creating a generous space for entertainment and relaxation. These rooms can be adapted to any function, whether it be a home office, a playroom, or simply an extra living space.

The house is also furnished with a single bathroom, designed to cater to the needs of a family. The bathroom is well maintained, reflecting the overall good condition of the property.

One of the standout features of this property is the well presented rear garden, which includes both grassed and paved areas. This outdoor space provides an ideal setting for alfresco dining, gardening, and summer barbecues. Additionally, a driveway is included, offering off street parking.

The location is highly desirable, being close to local schools and amenities. This makes it an ideal location for families, ensuring that everything you need is within reach.

In conclusion, this semi-detached house is a fantastic opportunity for those looking for a well-presented, family friendly home in a desirable location. Its good condition and ample living spaces make it a property that is not to be missed.

Early viewing is recommended.

Council Tax Band: A  
EPC Rating: D

#### **Hallway**

Frosted double glazed window to the side. Stairs to first floor landing. Radiator.

#### **Lounge 12' 7" max x 13' 10" (3.83m x 4.21m)**

Double glazed window to the front. Radiator.

#### **Dining Room 9' 10" x 9' 5" (2.99m x 2.87m)**

French door to the rear. Radiator.

#### **Kitchen 9' 5" x 9' 0" (2.87m x 2.74m)**

Double glazed window to the rear. Belfast sink. Gas hob. Electric oven. Extractor hood. Plumbed for dishwasher. Radiator. Storage cupboard.

#### **Utility 8' 5" x 7' 0" (2.56m x 2.13m)**

Double glazed window to the side. Plumbed for washing machine.

#### **First Floor Landing**

Frosted double glazed window to the side. Loft access.

#### **Bedroom One 12' 9" x 11' 1" (3.88m x 3.38m)**

Double glazed window to the front. Radiator.

#### **Bedroom Two 10' 7" x 11' 2" (3.22m x 3.40m)**

Double glazed window to the rear. Radiator.

#### **Bedroom Three 7' 6" x 10' 4" (2.28m x 3.15m)**

Double glazed window to the front. Radiator.

#### **Bathroom 8' 1" x 7' 5" max (2.46m x 2.26m)**

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

#### **External**

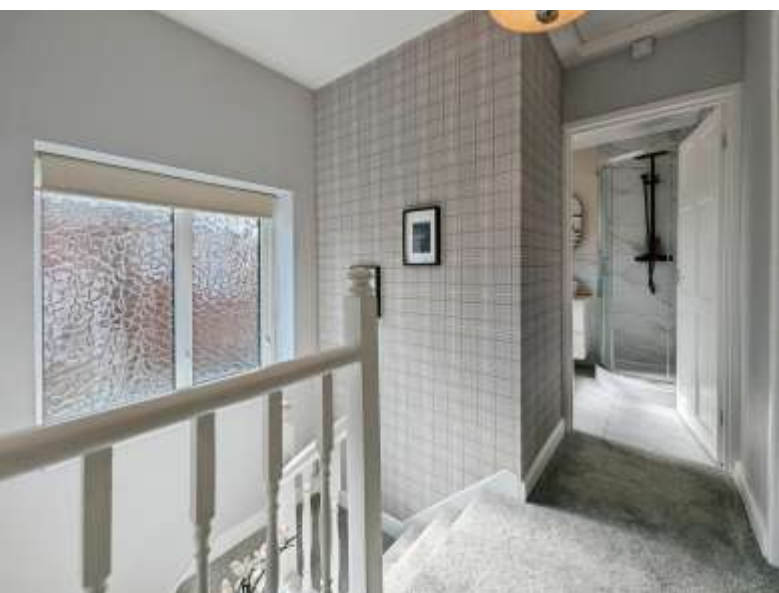
Driveway to the front. Garden to the rear.

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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.

#### RESTRICTIONS AND RIGHTS

Listed? No

Conservation Area? No

Restrictions on property? No

Easements, servitudes or wayleaves? No

Public rights of way through the property? No

#### RISKS

Flooding in last 5 years: No

Risk of Flooding: Zone 1

Any flood defences at the property: No

Coastal Erosion Risk: Low

Known safety risks at property (asbestos etc...): No

#### BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No

Outstanding building works at the property: No

#### ACCESSIBILITY

This property has no accessibility adaptations.

#### 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		96 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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