



Wingrove Road North, Fenham, Newcastle upon Tyne NE4 9ED

Offers Over: £425,000

Offered for sale with no onward chain is this well presented, extended semi detached house situated on a desirable corner plot in Fenham. The property benefits from gardens to the front, side, and rear, providing ample outdoor space, as well as a single garage and driveway for off street parking.

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5



2



3

Extended Semi Detached House

Four Further Bedrooms

No Chain

Two Reception Rooms

Master Bedroom with En Suite

Gardens, Driveway, Garage

For any more information regarding the property please contact us today

Hallway

Stairs to first floor landing. Radiator.

Lounge 16' 8" into bay x 12' 10" max (5.08m x 3.91m)

Double glazed bay window to the front. Radiator.

Dining Room

17' 0" into bay x 12' 10" max (5.18m x 3.91m)

Double glazed bay window to the rear. Radiator.

Kitchen 17' 8" x 17' 5" (5.38m x 5.30m)

Double glazed windows to the rear and side. Integrated dishwasher. Integrated washing machine. Extractor hood. Inset sink. Breakfast bar. High gloss units. Spotlights. Radiator.

Bathroom 10' 1" x 6' 9" (3.07m x 2.06m)

Frosted double glazed window to the front. Walk in shower cubicle. Vanity wash hand basin. Low level WC. Heated towel rail. Under floor heating.

First Floor Landing

Master Bedroom 10' 9" x 12' 2" (3.27m x 3.71m)

Double glazed windows to the front and side. Radiator. Access to en suite.

En Suite Shower Room 5' 8" x 4' 4" (1.73m x 1.32m)

Frosted double glazed window to the side. Shower cubicle. Wash hand basin. Low level WC.

Bedroom Two

16' 11" into bay x 11' 10" max (5.15m x 3.60m)

Double glazed window to the rear. Radiator.

Bedroom Three

11' 10" max x 16' 10" into bay (3.60m x 5.13m)

Double glazed bay window to the front. Radiator.

Bedroom Four 10' 8" x 9' 8" (3.25m x 2.94m)

Double glazed windows to the front and side. Radiator.

Bedroom Five 8' 1" x 7' 10" (2.46m x 2.39m)

Double glazed window to the front. Radiator.

Family Bathroom 9' 2" x 7' 7" (2.79m x 2.31m)

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

External

Gardens to the front, side and rear. Driveway. Garage.

T: 01912744661

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Upon entering, you are welcomed into a neutrally decorated hallway, with wood flooring, which leads to two spacious reception rooms. The first features wood flooring and a welcoming fireplace, ideal for relaxing evenings. The second reception room also boasts wood floors and offers a pleasant view to the garden, creating an inviting space perfect for entertaining. There is also access to a convenient ground floor bathroom, comprising of a walk in shower cubicle, WC and wash hand basin, underfloor heating keeps the room warm.

The modern kitchen is equipped with high gloss units, inset sink, spotlights, and a practical breakfast bar. Integrated appliances include a dishwasher and washing machine, ensuring convenience for family living.

To the first floor are five generous bedrooms. The master bedroom benefits from its own en suite shower room, which includes a shower cubicle, providing added privacy and comfort. There is also a family bathroom, with panelled bath, shower cubicle, and heated towel rail.

The property is well located for public transport links, reputable schools, and a range of local amenities. Its extended layout, multiple bathrooms, and sought after corner plot position make this an attractive option. Early viewing is recommended.

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

Mobile Signal Coverage Blackspot: No

Parking: Driveway

The property benefits from double glazing throughout.

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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		
69-80	C	74 C	80 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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