



Warenford Place, Fenham, Newcastle upon Tyne NE5 2ED

**Offers Over: £260,000**

Available for sale with no chain is this semi detached house located in Fenham. The accommodation to the ground floor briefly comprises of porch, lounge, dining room, kitchen, bedroom and shower room. To the first floor is a landing, three bedrooms and bathroom. Externally, there are gardens to the front and rear, and a driveway to the front.

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: B  
EPC Rating: C





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2

**Semi Detached House**

**Two Reception Rooms**

**No Chain**

**Ground & First Floor Bathrooms**

**Four Bedrooms**

**Gardens & Driveway**

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

#### **Porch**

##### **Lounge 13' 6" x 19' 9" max (4.11m x 6.02m)**

Double glazed bay window to the front. Stairs to first floor landing. Radiator.

##### **Dining Room 14' 11" max x 15' 1" max (4.54m x 4.59m)**

Double glazed box bay window to the rear. Two radiators. Door to the rear.

##### **Kitchen 10' 5" x 7' 8" (3.17m x 2.34m)**

Double glazed window to the rear. One and a half bowl sink/drainers. Plumbed for washing machine. Integrated dishwasher. Gas cooker point. Extractor hood. Heated towel rail. Skylight.

##### **Shower Room 7' 10" x 3' 5" (2.39m x 1.04m)**

Frosted double glazed window to the rear. Shower cubicle. Low level WC. Heated towel rail.

##### **Bedroom One 14' 8" x 8' 8" (4.47m x 2.64m)**

Double glazed window to the front. Radiator.

#### **First Floor Landing**

Double glazed window to the side. Storage cupboard. Loft access.

##### **Bedroom Two**

##### **15' 10" into bay x 11' 2" max (4.82m x 3.40m)**

Double glazed bay window to the front. Radiator.

##### **Bedroom Three 13' 7" x 10' 1" (4.14m x 3.07m)**

Double glazed box bay window to the front. Radiator.

##### **Bedroom Four 9' 4" x 6' 7" (2.84m x 2.01m)**

Double glazed window to the front. Radiator.

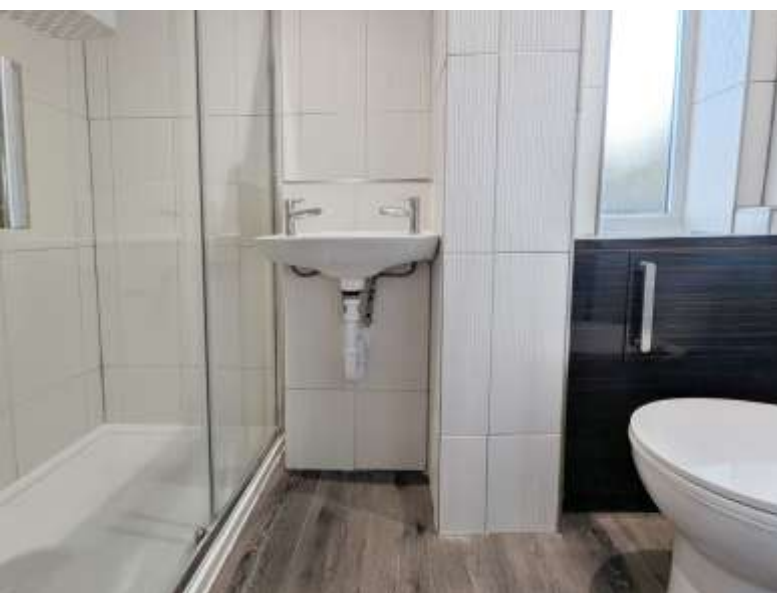
##### **Bathroom 10' 7" x 4' 9" (3.22m x 1.45m)**

Two frosted double glazed windows to the rear. Panelled bath with shower over. Pedestal wash hand basin. Low level WC. Heated towel rail. Extractor fan.

#### **External**

Gardens to the front and rear. Driveway.





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ROOK  
MATTHEWS  
SAYER

#### 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             |         |           |
| 69-80 | C             | 72 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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