



Fenham Road, Fenham, Newcastle upon Tyne NE4 5PB

Offers Over: £175,000

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2



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1

Mid Terraced House

Popular Location

Two Bedrooms

Rear Yard

For any more information regarding the property please contact us today

Hallway

Stairs to first floor landing. Radiator.

Lounge 18' 0" into bay x 14' 2" max (5.48m x 4.31m)

Double glazed bay window to the front. Log burner. Two radiators. Coving.

Kitchen 14' 5" x 14' 1" (4.39m x 4.29m)

Double glazed window to the front. Gas cooker point. Integrated dishwasher. Extractor hood. Exposed wood flooring.

Utility 17' 5" x 5' 4" (5.30m x 1.62m)

Double glazed window to the rear. Sink/drain. Plumbed for washing machine. Radiator. Door to the rear.

First Floor Landing

Bedroom One 13' 11" x 11' 5" (4.24m x 3.48m)

Double glazed window to the front. Radiator.

Bedroom Two 14' 8" x 13' 0" (4.47m x 3.96m)

Double glazed window to the side. Two storage cupboards. Radiator.

Bathroom 10' 1" x 4' 6" (3.07m x 1.37m)

Frosted double glazed window to the front. Panelled bath with shower over. Pedestal wash hand basin. Low level WC. Radiator.

External

Rear yard.

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This two bedroom mid terraced house is for sale in the Fenham area of Newcastle upon Tyne. The property is in a good, well presented condition and offers many period features, including a ceiling rose and coving to the lounge. This room also benefits from a wood burner providing a cosy warm space, and a large bay window.

Additional features to the kitchen are a window seat with helpful storage under, integrated dishwasher, and exposed wood flooring. The two bedrooms are well proportioned, both with two large windows providing ample natural light, the second bedroom also benefits from two storage cupboards. There is also a utility room, which provides a practical space, with plumbing for a washing machine, and direct access to the rear yard.

Fenham Road is conveniently located for a range of local amenities, including shops and cafés. There are several schools within walking distance, making the area suitable for those seeking proximity to education facilities. Local green spaces such as Nuns Moor Park and the Town Moor are in the vicinity, offering recreational opportunities.

Public transport links are easily accessible, with frequent bus services connecting Fenham Road to Newcastle city centre, Eldon Square, and surrounding areas, together with easy access to the A1 and A69.

Early viewing is recommended.

Council Tax Band: B
EPC Rating: D

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: Fibre
Mobile Signal Coverage Blackspot: No
Parking: On Street Parking

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.

FN00010284/SJP/SP/12112025/V.2



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	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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