



Hadrian Road, Fenham, Newcastle upon Tyne NE4 9QH

**Offers Over: £300,000**

Available for sale with no chain is this extended semi detached house located in Fenham. The accommodation to the ground floor briefly comprises of hallway, open plan lounge / dining room / kitchen, bedroom and WC. To the first floor is a landing, five bedrooms and bathroom. Externally, there is a large paved driveway to the front and garden to the rear.

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: TBC





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**Extended Semi Detached House**

**No Chain**

**Six Bedrooms**

**Ground Floor WC**

**Open Plan Lounge/Dining/Kitchen**

**Large Driveway & Rear Garden**

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

#### **Hallway**

Stairs to first floor landing. Radiator.

#### **Lounge 14' 2" into bay x 12' 0" max (4.31m x 3.65)**

Double glazed box bay window to the front. Radiator.  
Opens into dining room.

#### **Dining Room 11' 10" x 11' 8" (3.60m x 3.55m)**

French door to the rear. Spotlights. Radiator. Opens into kitchen.

#### **Kitchen 14' 9" x 8' 3" (4.49m x 2.51m)**

Two double glazed windows to the rear. Sink/drainage. Spotlights.

#### **Bedroom One 10' 5" x 7' 9" (3.17m x 2.36m)**

Double glazed window to the front. Radiator.

#### **WC**

Low level WC. Pedestal wash hand basin.

#### **First Floor Landing**

#### **Bedroom Two 15' 4" into bay x 10' 3" (4.67m x 3.12m)**

Double glazed box bay window to the front. Radiator.

#### **Bedroom Three 10' 7" x 10' 10" (3.22m x 3.30m)**

Double glazed window to the rear. Radiator.

#### **Bedroom Four 10' 7" x 7' 1" (3.22m x 2.16m)**

Double glazed window to the front. Radiator.

#### **Bedroom Five 7' 1" x 12' 3" max (2.16m x 3.73m)**

Double glazed window to the rear. Radiator.

#### **Bedroom Six 7' 11" x 7' 11" (2.41m x 2.41m)**

Double glazed window to the front. Radiator.

#### **Bathroom 8' 7" max x 7' 4" (2.61m x 2.23m)**

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

#### **External**

Large driveway to the front. Garden to the rear.

**T: 01912744661**

**Fenham@rmsestateagents.co.uk**

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SAYER**



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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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## EPC Rating – To Follow

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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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