Fenham Hall Drive, Fenham, Newcastle upon Tyne NE4 9XB

Offers Over: £245,000

Well presented semi detached house for sale on a popular street in Fenham. The accommodation to the ground floor briefly comprises of hallway, lounge, dining room, kitchen ground floor bedroom. To the first floor is a landing, three bedrooms and bathroom. Externally, there is a driveway to the front, and gardens to the front and 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: C
EPC Rating: C

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Semi Detached House

Four Bedrooms

Two Reception Rooms

Driveway to Front

Gardens to Front & Rear

Popular Location

For any more information regarding the property please contact us today

Room Descriptions

Hallway
Stained single glazed window to the front. Stairs to first floor landing. Radiator.

Lounge 14' 8'' into bay x 13' 6'' max (4.47m x 4.11m)
Double glazed bay window to the front. Radiator.

Dining Room 11' 10'' x 11' 10'' (3.60m x 3.60m)
Double glazed window to the rear. Radiator.

Kitchen 9' 0'' x 8' 10'' (2.74m x 2.69m)
Double glazed window to the rear. Gas hob. Electric oven. Extractor hood. Sink/drainer. Door to the rear.

Ground Floor Bedroom 13' 11'' x 8' 5'' (4.24m x 2.56m)
Double glazed window to the front and rear. Plumbed for washing machine. Radiator. Door to the rear.

First Floor Landing
Frosted stained glass double glazed window to the side. Loft access.

Bedroom One 14' 2'' into bay x 12' 9'' max (4.31m x 3.88m)
Double glazed bay window to the front. Radiator.

Bedroom Two 12' 4'' into wardrobe x 11' 10'' (3.76m x 3.60m)
Double glazed window to the rear. Fitted wardrobe. Radiator.

Bedroom Three 8' 9'' x 8' 4'' (2.66m x 2.54m)
Double glazed window to the front. Radiator.

Bathroom 7' 5'' x 7' 1'' (2.26m x 2.16m)
Two frosted double glazed windows to the rear. Shower cubicle. Wash hand basin. Low level WC.

External
Driveway to the front. Gardens to the front and 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

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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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.

The Property Ombudsman

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