



Silverhill Drive, Fenham, Newcastle upon Tyne NE5 2JP

Offers Over: £250,000

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4



1



2

Extended Semi Detached House

Four Bedrooms

En Suite Shower Room

Family Bathroom

Ground Floor WC

Garage, Driveway & Garden

For any more information regarding the property please contact us today

Hallway

Stairs to first floor landing. Radiator.

Lounge 12' 11" x 11' 10" (3.93m x 3.60m)

Sliding door to the rear. Radiator. Opens into second reception room.

Reception Room Two 15' 11" into bay x 12' 6" max (4.85m x 3.81m)

Double glazed bay window to the front. Radiator.

Kitchen 17' 4" x 15' 2" (5.28m x 4.62m)

Gas hob. Extractor hood. Skylight. Sliding door to the rear. Radiator.

Inner Hallway

Storage cupboard.

WC

Low level WC. Wash hand basin. Radiator.

First Floor Landing

Loft access (pull down ladder).

Bedroom One 11' 3" max x 12' 7" (3.43m x 3.83m)

Double glazed window to the rear. Radiator.

Bedroom Two 16' 2" into bay x 11' 3" (4.92m x 3.43m)

Double glazed bay window to the front. Radiator.

Bedroom Three 8' 9" x 7' 11" (2.66m x 2.41m)

Double glazed window to the front. Radiator.

Bedroom Four 16' 9" x 6' 9" (5.10m x 2.06m)

Located over garage. Double glazed window to the front. Radiator.

En Suite Shower Room

Frosted double glazed window to the rear. Shower cubicle. Pedestal wash hand basin. Low level WC.

Family Bathroom 7' 10" x 7' 8" (2.39m x 2.34m)

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

External

Garage. Large driveway to front. Garden to rear. Summerhouse.

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Well presented and extended four bedroom semi detached house offered for sale in Fenham, a popular residential area of Newcastle upon Tyne. The property is well placed for families seeking nearby schools and local amenities.

The ground floor includes a lounge which has open access to a second reception area, and a good sized kitchen with solid oak countertops, integrated dishwasher, integrated gas hob, separate built in oven and dining space, enhanced by a skylight and direct access to the garden. A ground floor WC adds practicality. Upstairs, the main bedroom benefits from an en suite, while the family bathroom features a panelled bath and separate shower cubicle. The property also has a further three bedrooms.

Externally, the property offers a large driveway with parking for two cars. To the rear, there is a garden with both decking and grass areas, together with a summer house, providing flexible outdoor space for relaxation or play.

The area is residential with nearby schools and local amenities, including shops and services, making day to day living straightforward. Local bus routes run through the surrounding streets, providing access into Newcastle city centre for a wider range of facilities, employment and entertainment options.

Early viewing is recommended.

Council Tax Band: B
EPC Rating: TBC

EPC Graph to Follow

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: Cable
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.

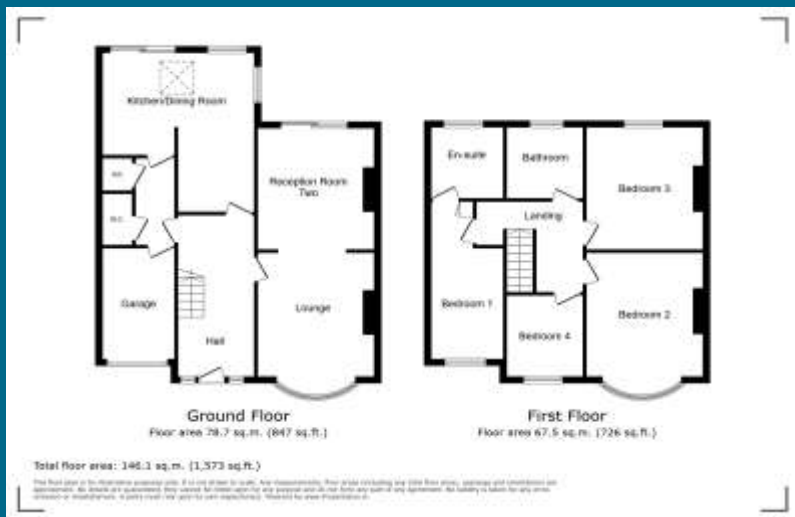
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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.



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