


Wingrove Gardens, Fenham, Newcastle upon Tyne NE4 9HR

# Asking Price: £115,000

For sale is this ground floor flat, located within the popular area of Fenham. The accommodation briefly comprises of hallway, lounge, kitchen, two bedrooms and bathroom. Externally is a yard 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: A
EPC Rating: C

ROOK MATTHEWS SAYER

2 1 1

**Ground Floor Flat**

**Two Bedrooms**

**No Chain**

**Yard to Rear**

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

**Hallway**
Storage cupboard. Radiator.

**Lounge 14' 9" max x 13' 6" (4.49m x 4.11m)**
Double glazed window to the rear. Storage cupboard. Radiator.

**Kitchen 11' 0" x 9' 7" (3.35m x 2.92m)**
Double glazed window to the rear. Gas hob. Electric oven. Radiator. Door to the rear.

**Rear Hallway**
Door to the rear.

**Bedroom One**
**16' 4" into bay x 14' 7" max (4.97m x 4.44m)**
Double glazed bay window to the front. Radiator.

**Bedroom Two 11' 4" x 7' 8" (3.45m x 2.34m)**
Double glazed window to the rear. Radiator.

**Bathroom 6' 2" x 5' 5" (1.88m x 1.65m)**
Frosted double glazed window to the rear. Panelled bath with shower over. Pedestal wash hand basin. Radiator.

**WC**
Low level WC.

**External**
Yard to rear.

**T: 01912744661**
Fenham@rmsestateagents.co.uk

ROOK MATTHEWS SAYER













**T: 01912744661**
Fenham@rmsestateagents.co.uk

ROOK MATTHEWS SAYER

**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.

**AGENTS NOTE**
The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.

**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 leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

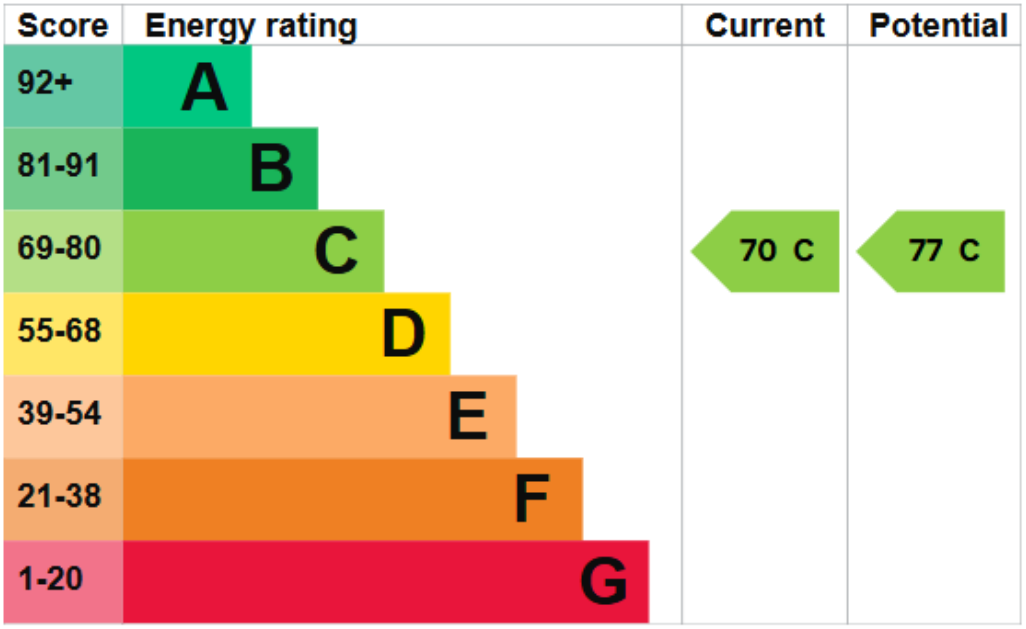
Length of Lease: 978 years remaining as at November 2026

No ground rent or service charge.

FN00009971/SJP/SP/15052025/V.1

**T: 01912744661**
Fenham@rmsestateagents.co.uk

ROOK MATTHEWS SAYER




**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

**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

**T: 01912744661**

Fenham@rmsestateagents.co.uk

ROOK MATTHEWS SAYER