



Wingrove Road, Fenham, Newcastle upon Tyne NE4 9DA

Asking Price: £350,000

ROOK
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4



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3

End Terraced House

En Suite

No Chain

Two Further Bathrooms

Four Bedrooms

Garden, Driveway, Garage

For any more information regarding the property please contact us today

Vestibule

Hallway

Stairs to first floor landing. Storage cupboard. Coving. Radiator.

Lounge 18' 10" into bay x 15' 7" (5.74m x 4.75m)

Double glazed bay window to the side. Double glazed window to the front. Coving. Spotlights. Radiator.

Dining Room 14' 6" x 12' 11" into bay (4.42m x 3.93m)

Double glazed box bay window to the front. Original fireplace. Coving. Radiator.

Kitchen 15' 2" x 11' 1" (4.62m x 3.38m)

Double glazed windows to the front and side. Inset sink. Gas cooker point. Extractor hood. Spotlights. Radiator. Door to garage.

WC

Low level WC. Pedestal wash hand basin. Extractor fan. Heated towel rail.

Utility 8' 6" x 5' 6" (2.59m x 1.68m)

Plumbed for washing machine. Belfast sink. Radiator. Door to the rear.

First Floor Landing

Stairs to second floor landing. Under stairs storage cupboard. Radiator.

Bedroom One 12' 1" x 11' 9" (3.68m x 3.58m)

Double glazed windows to the front and side. Original fireplace. Radiator.

Bedroom Two 12' 5" x 12' 0" (3.78m x 3.65m)

Double glazed window to the front. Original fireplace. Coving.

Master Bedroom

15' 6" max x 18' 0" into door recess (4.72m x 5.48m)

Double glazed windows to the front and side. Original fireplace. Coving. Two storage cupboards. Radiator.

En Suite 9' 6" x 8' 8" max (2.89m x 2.64m)

Double glazed window to the front. Panelled bath. Shower cubicle. Wash hand basin. Low level WC. Heated towel rail. Radiator. Spotlights.

Bathroom 8' 0" x 8' 10" max (2.44m x 2.69m)

Two frosted double glazed windows to the side. Shower cubicle. Panelled bath. Wash hand basin. Low level WC. Heated towel rail. Radiator. Spotlights.

Second Floor Landing 11' 11" x 8' 11" (3.63m x 2.72m)

Two skylights. Eaves storage. Radiator.

Bedroom Four 17' 7" into bay x 9' 2" max (5.36m x 2.79m)

Double glazed box bay window to the side. Storage cupboard. Spotlights. Radiator.

Shower Room 5' 8" x 5' 7" (1.73m x 1.70m)

Skylight. Shower cubicle. Wash hand basin. Low level WC. Heated towel rail. Spotlights.

Garage 9' 8" x 17' 4" (2.94m x 5.28m)

Access via a dropped kerb. Two frosted double glazed windows, to the side and rear. Door to the rear.

External

Garden to the front and side.

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Offering accommodation over three floors is this end of terrace house for sale on Wingrove Road, Fenham. The property is well presented, and boasts many original features.

There are two good sized reception rooms both with large windows, allowing plenty of natural light. The lounge features an ornate fireplace, the dining room with an original fireplace. The kitchen includes an inset sink, room for a dining area, and access to the garage, whilst a separate utility area is plumbed for a washing machine and fitted with a Belfast sink. There is a ground floor WC for convenience.

The property has four bedrooms, with several original fireplaces adding character. The master bedroom benefits from an en suite bathroom. Additional bedrooms offer similar period features and ample natural light. There is a bathroom to each the first and second floors.

Externally, the property benefits from a garage with access via a dropped kerb, together with garden areas to the front and side.

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: D

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

The property was upgraded in accordance with Newcastle upon Tyne Building Control 09/11597/FENSA 20-01-2009, 10/08311/DGFIN 17-04-2012 and 121/13595/NICEIC 20-04-2012

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	55 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



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