



Whittington Grove, Fenham, Newcastle upon Tyne NE5 2QQ

Offers Over: £190,000

Benefitting from driveway, garage and gardens, together with no chain, is this semi detached house located in Fenham. The accommodation to the ground floor briefly comprises of hallway, lounge, dining room, kitchen and garage. To the first floor is a landing, three bedrooms and bathroom. Externally, there is a driveway, 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: TBC

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Semi Detached House

Two Reception Rooms

No Chain

Driveway & Garage

Three Bedrooms

Gardens to Front & Rear

For any more information regarding the property please contact us today

Hallway

Frosted double glazed window to the front. Stairs to first floor landing. Radiator.

Lounge 22' 0" x 11' 10" (6.70m x 3.60m)

Sliding door to the rear. Radiator.

Dining Room 14' 11" into bay x 11' 10" max (4.54m x 3.60m)

Double glazed bay window to the front. Radiator.

Kitchen 18' 2" x 12' 3" (5.53m x 3.73m)

Double glazed window to the rear. One and a half bowl sink/drainers. Gas hob. Electric oven. Extractor hood. Storage cupboard. Radiator. Door to the garage.

Garage 25' 0" x 7' 4" (7.61m x 2.23m)

Plumbed for washing machine. Door to the rear.

First Floor Landing

Frosted double glazed window to the side.

Bedroom One 15' 4" into bay x 11' 6" into wardrobe (4.67m x 3.50m)

Double glazed bay window to the front. Fitted wardrobe. Radiator.

Bedroom Two 12' 11" x 11' 2" into wardrobe (3.93m x 3.40m)

Double glazed window to the rear. Fitted wardrobe. Radiator.

Bedroom Three 7' 6" x 7' 9" (2.28m x 2.36m)

Double glazed window to the front. Radiator.

Bathroom 8' 11" x 7' 5" (2.72m x 2.26m)

Two frosted double glazed windows to the side. Shower cubicle. Pedestal wash hand basin. Low level WC. Spotlights. Radiator.

External

Driveway. 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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Energy Performance Certificate 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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