



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/drainer.
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

This floor plan is for guidance purposes only. It is not drawn to scale. Any measurements, floor areas (including any room or areas), heights and consequential calculations made from these floor plans are approximate. We strongly advise you to instruct your surveyor to verify any part of any measurements or details in relation to any service, drainage or structural issues.



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 relation to this property.

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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