

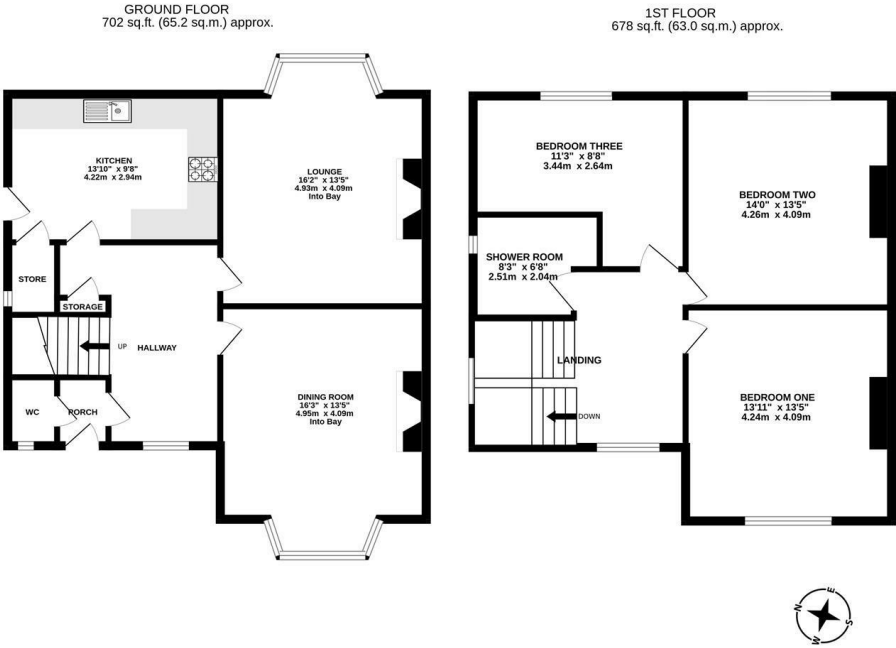




One of only two semi-detached houses in the street, this family home is perfectly located on Auburn Gardens in the heart of Fenham and is offered to the market with no onward chain. Tucked just off Wingrove Road and with no through traffic to the front, the house is located a short walk from the shops, amenities and transport links of Wingrove Road and Nuns Moor Road providing easy access into the city centre and beyond.

Boasting in excess of 1,300 Sq ft, the accommodation briefly comprises: porch with separate WC, an entrance hallway, two reception rooms, a dining room with bay window to the front and a lounge with bay window to the rear; dining kitchen with store room and side door leading to the gardens. The first floor comprises a generous landing; three bedrooms; a re-fitted family bathroom with three piece suite and spot lighting. Externally, lawned gardens both to the front and rear, the rear garden also has a driveway providing multi-vehicle off street parking, accessed via double doors.

Semi-Detached House | Pedestrianised Street | 1,393 Sq. Ft (129.4m2) | Three Bedrooms | Lounge | Dining Room | Dining Kitchen | Re-Fitted Family Bathroom | Downstairs WC | Popular Location | Close To Schools | Front & Rear Gardens | Rear Gated Driveway | No Onward Chain | GCH & DG | Freehold | Council Tax Band C | EPC Rating: D



**Offers Over £325,000**

**IMPORTANT NOTE:** These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

