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AUBURN GARDENS, FENHAM, NE4

Offers Over £375,000


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Beautiful Edwardian Mid Terraced Family Home, Boasting Over 1,700 Sq ft of Internal Accommodation, with Two Excellent Reception Rooms Including a 16ft Bay Fronted Living Room, 25ft Kitchen/Diner, Three Generous Bedrooms, Impressive 19ft Second Floor Loft Room, Re-Fitted Family Bathroom, Useful Utility & WC, Feature Fireplaces and an Enclosed & Private West Facing Rear Courtyard.

This charming period terraced home is ideally located on Auburn Gardens, one of Fenham's more desirable residential streets. Offering generous proportions throughout, the property enjoys a wealth of period character coupled with versatile living accommodation and is ideally placed overlooking the wonderful communal gardens of St James & St Basil Church, and is positioned just a short walk from the local shops and amenities of Fenham Hall Drive.

The property also enjoys convenient access to Newcastle's Town Moor, providing direct access to superb open green space, as well as excellent transport links into Newcastle City Centre and throughout the surrounding areas.

Newcastle City Centre can also be accessed by foot and is located just 30 minutes walk away, providing easy access to the RVI, Newcastle University and to St. James Park.

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The internal accommodation comprises: an entrance vestibule leading into a welcoming entrance hall, with stairs rising to the first floor. Positioned to the right is a spacious living room, featuring a front-facing bay window and attractive feature fireplace. Adjacent to this is a second reception room, currently utilised as a family room, which also benefits from a feature fireplace, contemporary media wall and French doors opening onto the rear garden. To the rear of the property is a fitted kitchen, enjoying windows overlooking the garden and offering a range of wall and base units, together with integrated appliances. Beyond the kitchen is a separate dining room, featuring French doors opening onto the rear garden and a Velux window, allowing plenty of natural light to fill the space.

The first-floor landing provides access to three bedrooms, two of which are comfortable doubles, alongside a well-appointed family bathroom featuring a separate shower.

Further stairs lead to the second floor, where a versatile loft room is currently utilised as an additional bedroom. This spacious area could also lend itself to a variety of alternative uses, including a further reception room, home office or hobby space, and benefits from a front-facing bay window.

Externally, the property benefits from a useful utility area with access to a courtyard, together with a ground-floor WC. To the front is a paved walkway, while to the rear is an enclosed patio area, offering space for outdoor dining and entertaining furniture.





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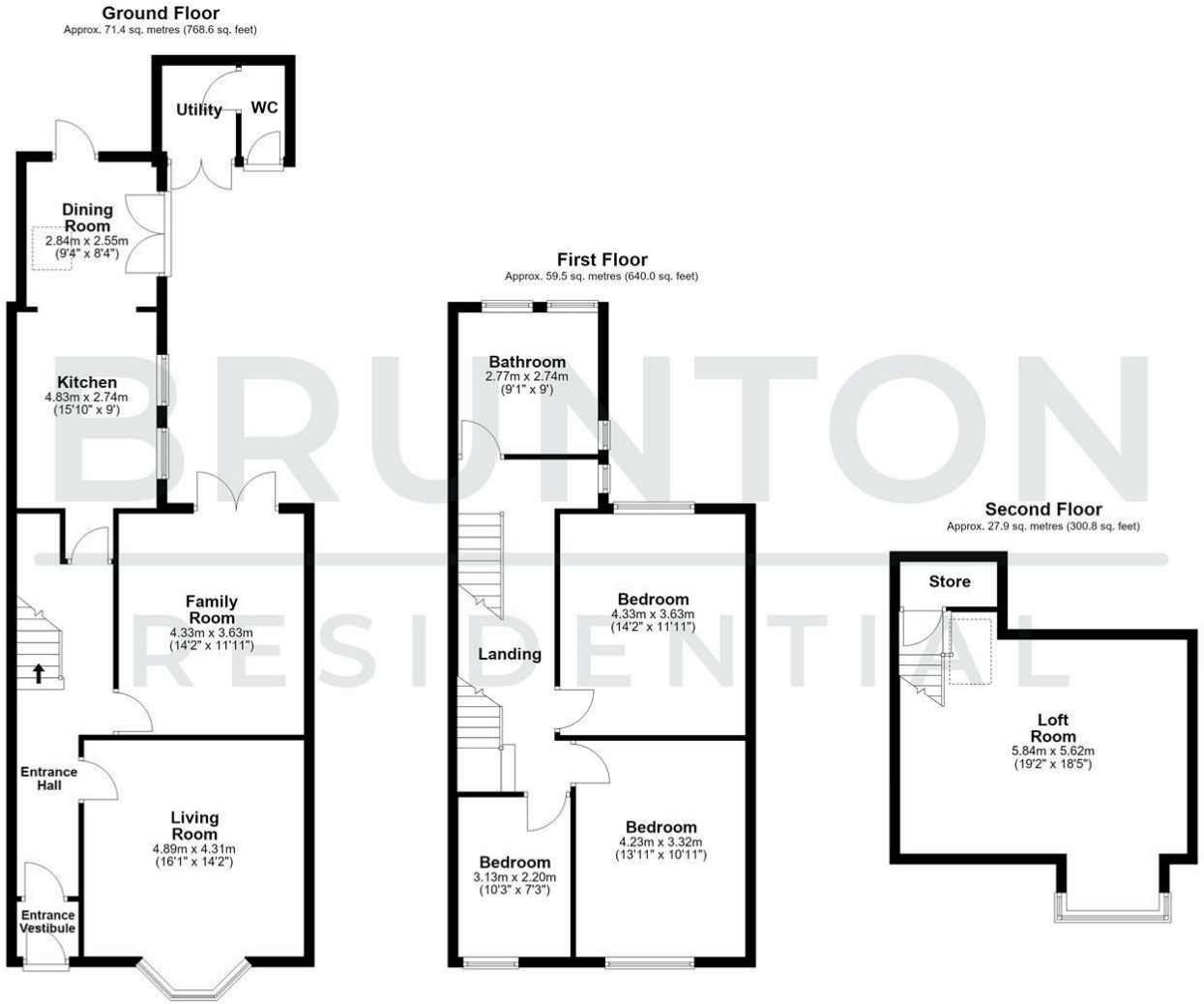
TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : E



Total area: approx. 158.8 sq. metres (1709.4 sq. feet)



