



3



1



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- 3 Bedroom Semi Detached House
- Modern Bathroom and Kitchen
- Gas Central Heating
- EPC D

- West Facing Rear Garden
- Lounge and Separate Dining Room
- Sealed Unit Double Glazed Windows

- Immaculately Presented
- Nearby Shops and Bus Routes
- Council Tax Band C



Immaculately presented 3 bedroom semi detached house benefitting from gas central heating and sealed unit double glazed windows. Briefly comprising of an Entrance Hallway with tiled flooring leading to an Internal Hallway with LVT Herringbone flooring, storage cupboard and stairs to the first floor. Lounge with a bay window and a feature fireplace with a wrought iron insert. Separate Dining Room with LVT Herringbone flooring and French doors to the rear garden. Kitchen with wall and base units, Quartz worktop surfaces, integrated electric oven and hob with an extractor over, integrated fridge freezer and dishwasher, LVT Herringbone flooring, Belfast sink, spotlights to the ceiling, plumbed for washing machine, door to garden. First floor landing which has a feature window with leaded light insert, loft hatch with pull down ladders to a boarded out loft. Bathroom which has a freestanding bath with a shower mixer tap, separate shower cubicle with a mains shower, tiled splash back, pedestal hand wash basin, low level w/c, spotlights to the ceiling, extractor fan, Combi boiler enclosed in the wall unit, tiled flooring. Bedroom 1 has a bay window to the front aspect, Bedroom 2 is to the rear and Bedroom 3 is to the front.

Externally there is a lawned garden to the front and a driveway leading to the garage via an electric roller door. To the rear there is an enclosed lawned garden which enjoys a Westerly Aspect.

Fenham is conveniently situated for local amenities and with good road and public transport links into the city and other surrounding areas. There is also good access to the A1 and Newcastle International Airport.







Energy Performance: Current D Potential C

Council Tax Band: C

Distance to Dame Allan's School: 0.2 miles

Distance to City Centre: 1.8 miles

Distance to Metro Centre: 1.9 miles

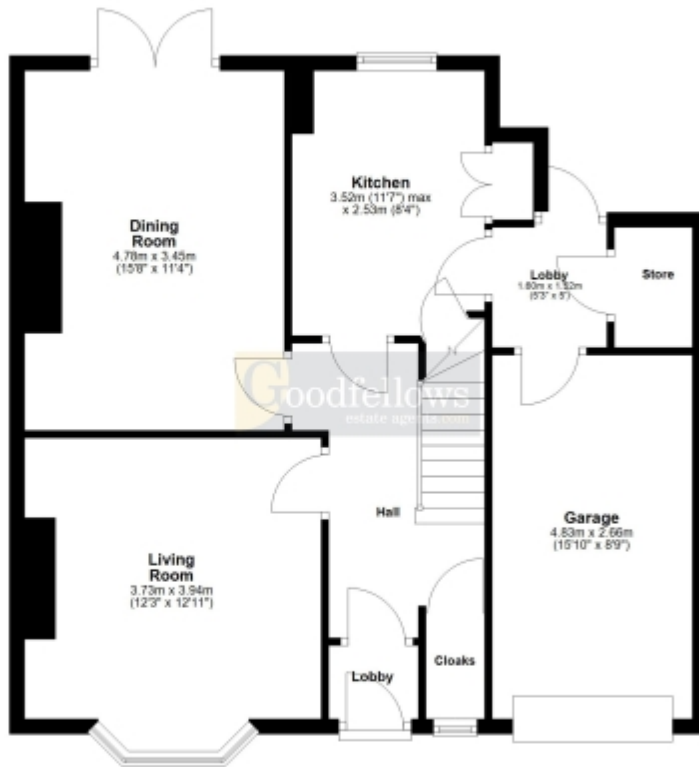
**2024**  
**WINNERS**

**ESTAS**

Verified reviews from our clients

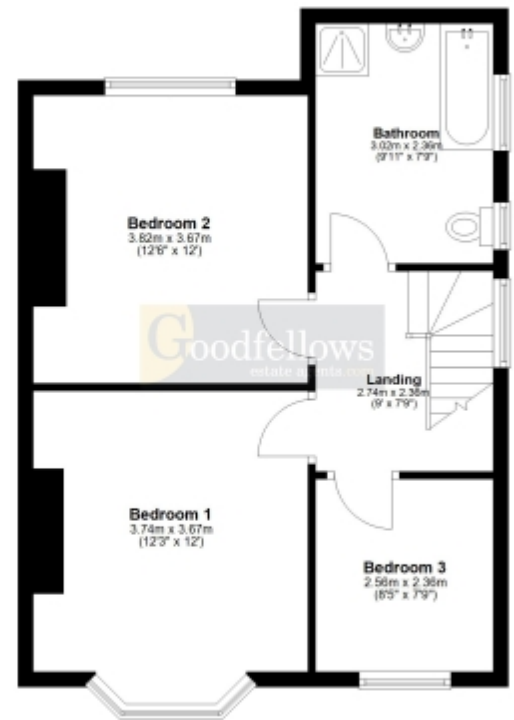
## Ground Floor

Approx. 71.6 sq. metres (770.8 sq. feet)



## First Floor

Approx. 49.2 sq. metres (530.0 sq. feet)



Total area: approx. 120.8 sq. metres (1300.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The Plan is for illustrative purposes only. Version 1

Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.