



Wingrove Road North, Fenham, Newcastle upon Tyne NE4 9EB

Offers Over: £440,000

Large semi detached house available for sale in Fenham. The accommodation to the ground floor briefly comprises of porch, hallway, lounge, family room, conservatory, kitchen, utility and WC. To the first floor is a landing, two bedrooms with en suite shower rooms, two further bedrooms, family bathroom. The property also benefits from a loft room. Externally, there is a garage, driveway, and garden to the 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: E
EPC Rating: TBC

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**4****3****3****Semi Detached House****Three Reception Rooms****Four Bedrooms****Conservatory****Two En Suite Shower Rooms****Garage, Driveway & Garden****For any more information regarding the property please contact us today****Room Descriptions****Porch****Hallway**

Stairs to first floor landing. Radiator.

Lounge 15' 1" x 12' 9" (4.59m x 3.88m)

Double glazed box bay window to the front. Radiator.

Family Room 18' 9" x 12' 9" (5.71m x 3.88m)

Door to conservatory. Radiator.

Conservatory 12' 4" x 9' 11" (3.76m x 3.02m)

French door to the rear. Two radiators.

Kitchen 11' 3" x 15' 1" (3.43m x 4.59m)

Gas hob. Electric oven. Sink/drainers. Extractor hood. Radiator.

Dining Room 15' 7" x 7' 10" (4.75m x 2.39m)

Sliding double glazed door to the rear. Door to the garage. Radiator.

Utility Room 5' 11" x 5' 2" (1.80m x 1.57m)

Frosted double glazed window to the rear. Plumbed for washing machine.

WC

Low level WC. Vanity wash hand basin.

First Floor Landing

Loft access (pull down ladder).

Bedroom One 13' 7" x 11' 3" (4.14m x 3.43m)

Double glazed window to the side. Radiator.

En Suite 7' 2" x 5' 1" (2.18m x 1.55m)

Frosted double glazed window to the rear. Shower cubicle. Vanity wash hand basin. Low level WC.

Bedroom Two 14' 7" x 12' 9" max (4.44m x 3.88m)

Double glazed window to the front. Radiator.

En Suite 7' 2" x 4' 0" (2.18m x 1.22m)

Shower cubicle. Vanity wash hand basin. Low level WC. Extractor fan. Heated towel rail.

Bedroom Three 15' 3" max x 7' 1" (4.64m x 2.16m)

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

Bedroom Four 16' 6" into bay x 12' 10" max (5.03m x 3.91m)

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

Bathroom 10' 0" x 9' 3" (3.05m x 2.82m)

Frosted double glazed window to the rear. Whirlpool bath. Low level WC. Shower cubicle. Vanity wash hand basin. Spotlights.

Loft Room

Two skylights to the front.

External

Garage. Driveway. Rear garden.

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AGENTS NOTE

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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.

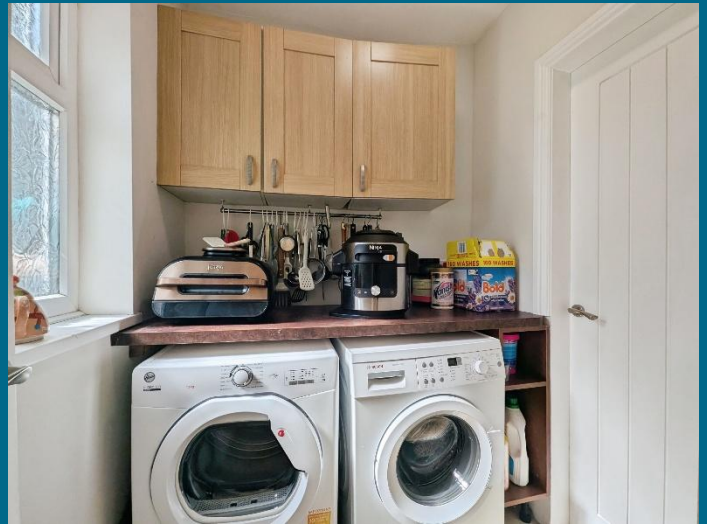
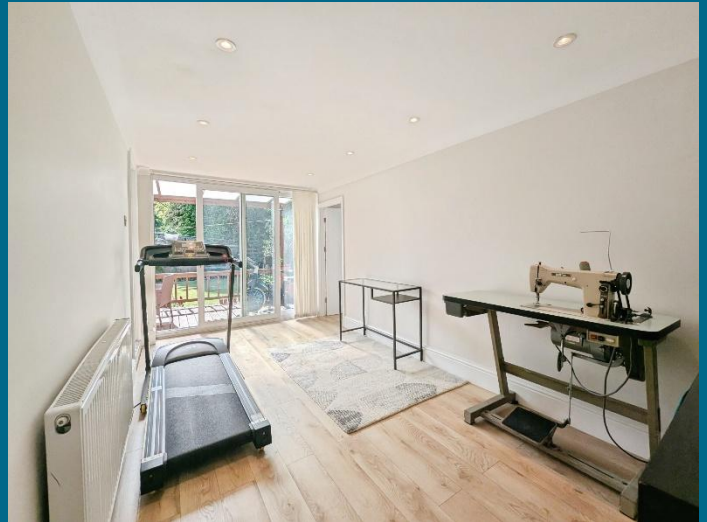
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Floor Plan – To Follow

EPC Rating – 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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