



## 31 Feetham Avenue Newcastle Upon Tyne, NE12 9QN

- Semi-detached home
- Viewing essential
- Open plan Lounge/Dining Kitchen
  - 3 Bedrooms
- Driveway and gardens
- Immaculate throughout
- Extended to ground floor
  - Snug area
- Modern Shower room
- Close to local amenities

**£240,000**







Amazing opportunity to purchase this fantastic modernised throughout Semi-detached house. The property offers ready to move into accommodation which must be viewed to fully appreciate what is on offer, with all local amenities closeby including the local metro station.

Briefly comprising: Reception Hallway with stairs leading to the first floor, convenient ground floor cloaks/WC, spacious lounge which is open to Dining Kitchen with ample space for dining room table and chairs, ample floor and wall units with contrasting work tops incorporating electric oven, gas hob, sink unit, under bench freezer and dishwasher, door leads to a lovely snug area which could be used as a hobby room/office space with access to the rear garden. Utility room ideal for further White goods and plumbed for washing machine, access to rear.

To the first floor there are 3 well sized bedrooms and a gorgeous shower room with a modern enclosure with mains shower, vanity wash hand basin and low level WC.

Externally there is a driveway to the front offering off street parking, garage area for storage, garden area. To the rear is a further fenced garden with lawn, decking and lovely summer house.

**Entrance Hallway**

**Ground floor Cloaks**

**Lounge**

14'0 x 11'10

**Dining area**

11'3 x 8'10

**Kitchen**

15'2 x 9'9

**Snug**

11'11 x 6'2

**Utility room**

13'0 x 5'8

**First floor landing**

**Bedroom 1**

12'0 x 11'6

**Bedroom 2**

12'11 x 8'11

**Bedroom 3**

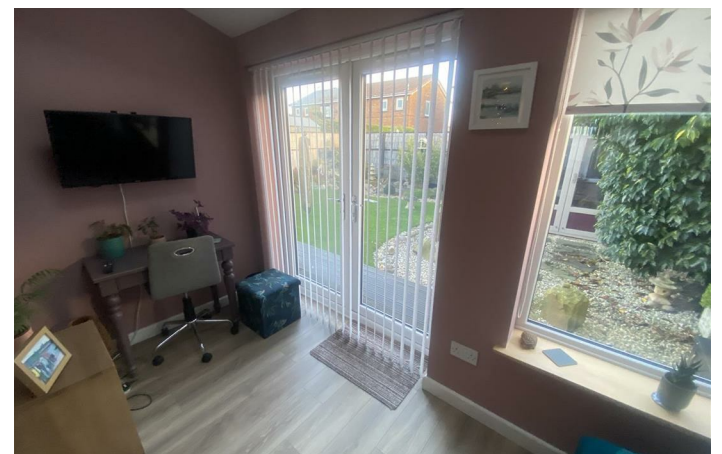
8'9 x 7'9

**Shower room**

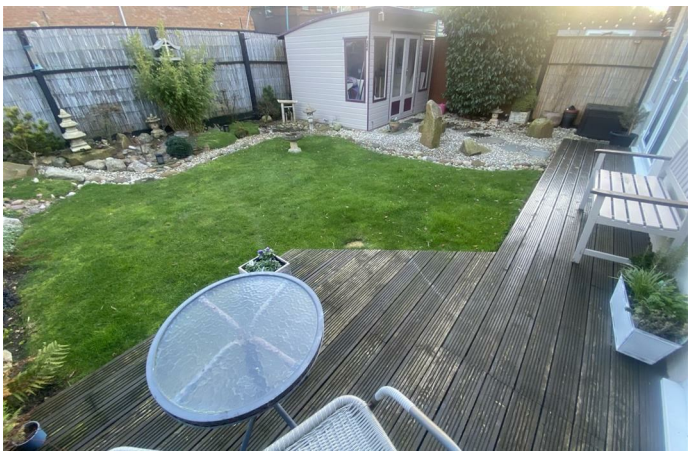
8'0 x 5'4

**Externally**

**Garage Area**









Local Authority North Tyneside  
Council Tax Band A  
EPC Rating D  
Tenure Freehold

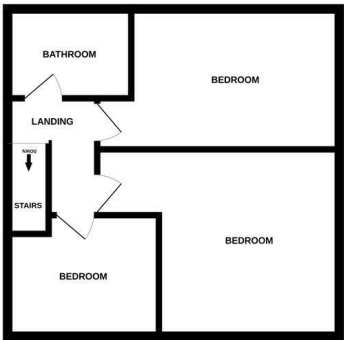
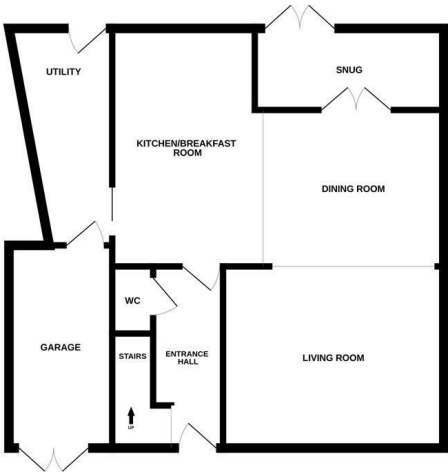
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	78
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR

FIRST FLOOR



FEETHAM AVENUE, NEWCASTLE UPON TYNE

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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