



Friars Way, Fenham, Newcastle upon Tyne NE5 2EX

Asking Price: £115,000

For sale with no chain is this mid terraced house located in Fenham. The accommodation to the ground floor briefly comprises of porch and open plan lounge/kitchen. To the first floor is a landing, three bedrooms and bathroom. Externally, there is a 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: B

EPC Rating: C

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Mid Terraced House**Three Bedrooms****No Chain****Rear Garden****For any more information regarding the property please contact us today****Porch**

Double glazed window to the side.

Open Plan Lounge/Kitchen

Lounge 17' 5" x 13' 3" max (5.30m x 4.04m)

Double glazed window to the front. Stairs to first floor landing. Two radiators.

Kitchen 10' 11" x 13' 2" max (3.32m x 4.01m)

Double glazed window to the rear. High gloss units. Storage cupboard. Sink/drainer. Electric oven. Gas hob. Extractor hood. French door to the rear. Radiator.

First Floor Landing

Storage cupboard. Loft access.

Bedroom One 13' 3" max x 9' 1" (4.04m x 2.77m)

Double glazed window to the rear. Storage cupboard. Radiator.

Bedroom Two 11' 0" into bay x 6' 4" (3.35m x 1.93m)

Double glazed box bay window to the front. Radiator.

Bedroom Three 10' 4" x 6' 7" (3.15m x 2.01m)

Double glazed window to the front. Radiator.

Bathroom

Panelled bath with shower over. Pedestal wash hand basin. Low level WC. Extractor fan. Radiator.

External

Garden to rear.

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: Fibre
Mobile Signal Coverage Blackspot: No
Parking: On Street Parking

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

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BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No
Outstanding building works at the property: No

ACCESSIBILITY

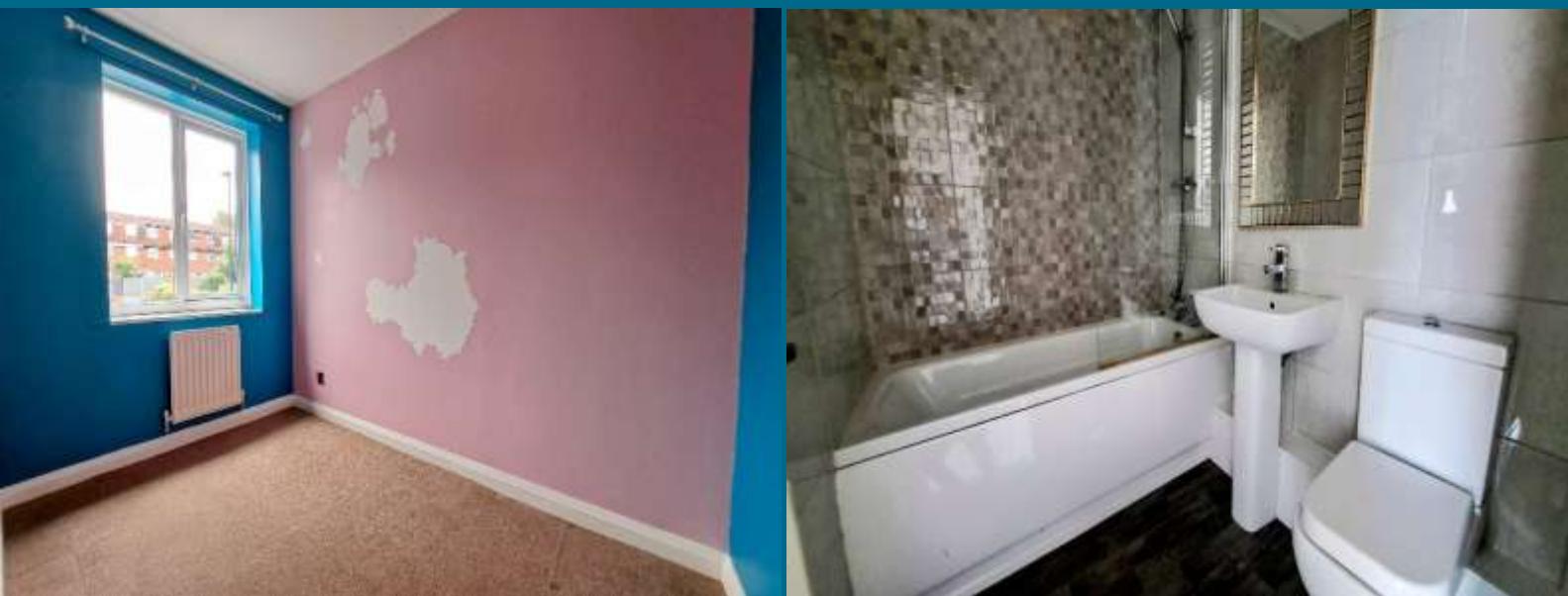
This property has no accessibility adaptations.

TENURE

It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 125 years from November 1994
No ground rent or service charge.

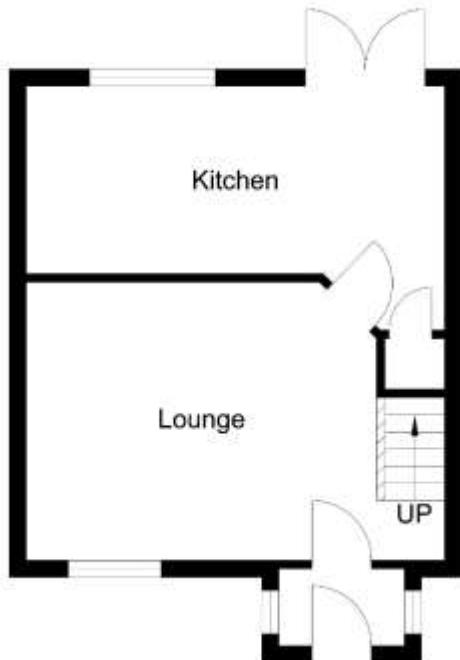
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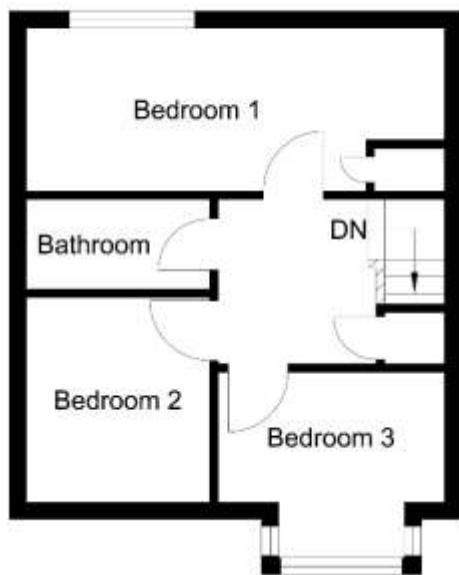
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Ground Floor

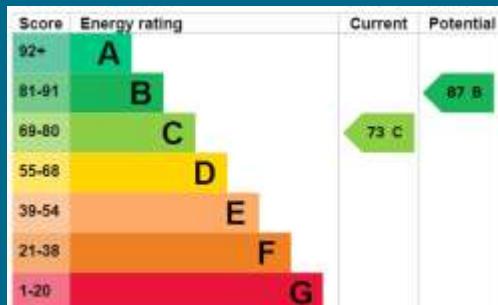


First Floor

Friars Way

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. 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.

Version 1



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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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