

Beadling Gardens, Fenham, Newcastle upon Tyne NE4 9HL

Offers Over: £360,000

RMS | Rook Matthews Sayer

3 2 1

Detached Bungalow

Three Bedrooms

Two Reception Rooms

Utility

Garage, Driveway & Gardens

Workshop

For any more information regarding the property please contact us today

Boasting many features is this well presented detached bungalow located in Fenham. The property offers well arranged living, with natural light flooding the property, many rooms having multiple windows.

A vestibule provides access into a spacious hallway, which features stained glass windows and door, setting the tone for the interior. There are two reception rooms, the lounge featuring a fireplace, and natural light pouring in through the bay window and additional window. All rooms feature a stained glass panel to the internal door, and also benefits from light coming in through the bay window.

To the kitchen are are three windows, again providing additional natural light to the room. There is direct access from here to both the utility, and also to the rear garden. The kitchen also has space for dining, giving flexibility on dining and entertaining options.

There are two double bedrooms, together with an additional smaller bedroom. The bathroom includes a bath with shower over, as well as a shower cubicle, with tiling to the walls and floor. There is a separate WC.

Externally, the property benefits from a front garden, which is arranged in two sections, side garden and a tranquil rear garden. A tandem driveway provides parking for several vehicles and leads to a separate garage. The garage has French doors opening to the garden. There is also a separate workshop.

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: C EPC Rating: D

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.

This property has an offer accepted subject to contract but is still currently available to view.

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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Room Descriptions

Vestibule

Hallway
Stained glass windows. Coving. Radiator.

Lounge 16' 8" x 14' 10" into bay (5.08m x 4.52m)
Single glazed bay window to the front. Single glazed window to the front. Radiator.

Dining Room 12' 5" max x 16' 10" into bay (3.78m x 5.13m)
Single glazed bay window to the side. Radiator.

Kitchen 16' 3" x 15' 0" (4.95m x 4.57m)
Double glazed window to the rear. Two double glazed windows to the side. One and a half bowl sink/drainer. Gas cooker point. Door to the rear. Radiator.

Utility 6' 3" x 3' 7" (1.90m x 1.09m)
Frosted double glazed window to the rear. Plumbed for washing machine. Wall and base units.

Bedroom One 16' 8" x 14' 8" into bay (5.08m x 4.47m)
Single glazed window to the side. Single glazed bay window to the front. Coving. Radiator.

Bedroom Two 12' 1" x 8' 11" (3.68m x 2.72m)
Single glazed window to the front. Radiator.

Bedroom Three 12' 1" x 11' 4" into bay (3.68m x 3.45m)
Single glazed box bay window to the rear. Single glazed window to the side. Radiator.

Bathroom 8' 10" x 7' 2" (2.69m x 2.18m)
Frosted single glazed window to the rear. Panelled bath with shower over. Shower cubicle. Pedestal wash hand basin. Radiator.

WC
Frosted single glazed window to the rear. Low level WC.

Garage 12' 8" x 19' 5" (3.86m x 5.91m)
French doors to the garden.

Workshop

External
Gardens to the front, side and rear. Tandem driveway for several vehicles.

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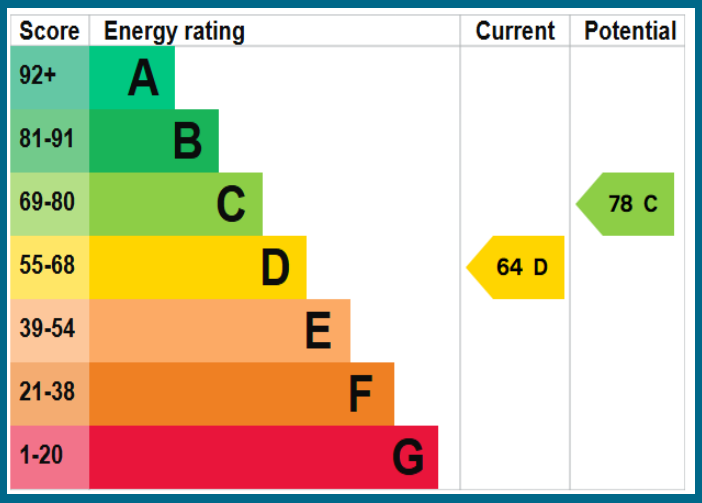


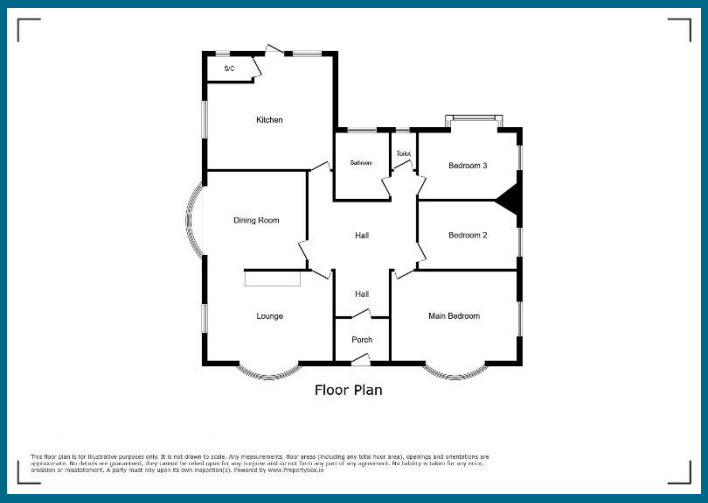
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The Property Ombudsman

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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