



Beadling Gardens, Fenham, Newcastle upon Tyne NE4 9HL

**Asking Price: £325,000**

**RMS** | Rook  
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## 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.

#### 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/drain. 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)

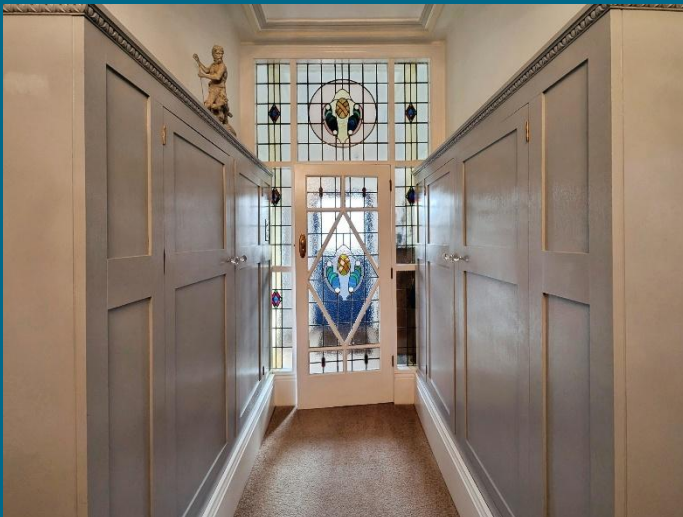
French doors to the garden.

### Workshop

### External

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

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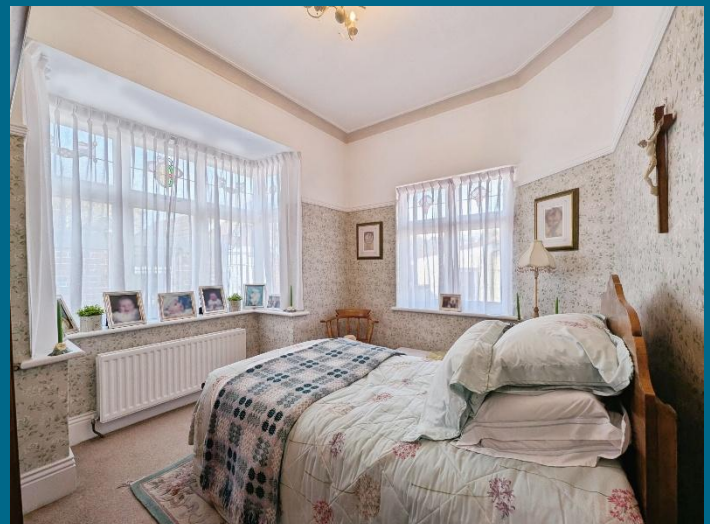
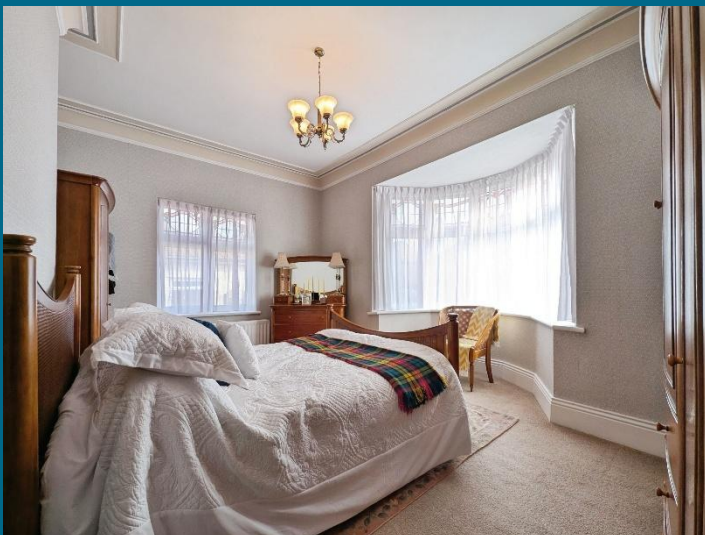
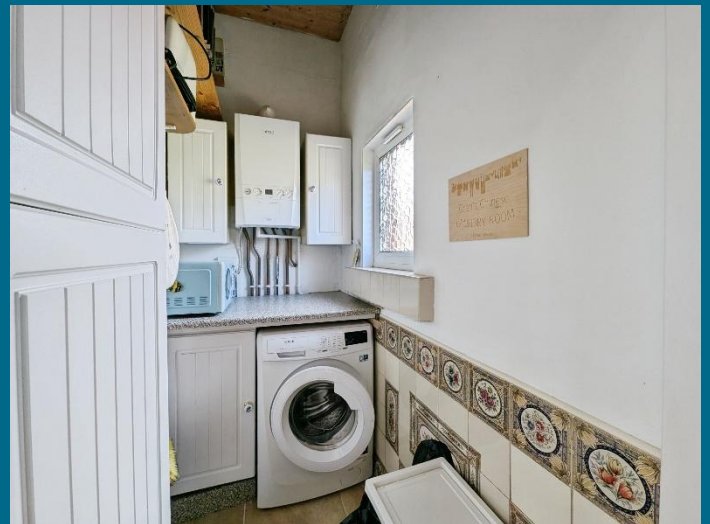
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78 C      |
| 55-68 | D             | 64 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.



**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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