

Newminster Road, Fenham, Newcastle upon Tyne NE4 9LN

Offers Over: £150,000

Benefitting from no chain is this mid terraced house, available for sale in Fenham. The accommodation to the ground floor briefly comprises of hallway, lounge, kitchen and bathroom. To the first floor is a landing, three bedrooms and WC. Externally, there is a driveway to the front 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: A
EPC Rating: D

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3 1 1

Mid Terraced House

No Chain

Three Bedrooms

Ground Floor Bathroom

First Floor WC

Driveway & Garden

For any more information regarding the property please contact us today

Room Descriptions

Hallway
Stairs to first floor landing. Radiator.

Lounge 13' 9" x 12' 6" (4.19m x 3.81m)
Double glazed window to the front. Radiator.

Kitchen 11' 8" x 5' 9" (3.55m x 1.75m)
Double glazed window to the rear. Sink/drainer. Radiator. Door to the rear.

Bathroom 5' 8" x 4' 3" (1.73m x 1.29m)
Frosted double glazed window to the rear. panelled bath. Heated towel rail. Vanity wash hand basin.

First Floor Landing
Double glazed window to the rear.

Bedroom One 15' 0" x 8' 10" (4.57m x 2.69m)
Two double glazed windows to the front. Fitted wardrobe. Radiator.

Bedroom Two 11' 11" x 9' 7" (3.63m x 2.92m)
Double glazed window to the rear. Radiator.

Bedroom Three 8' 10" x 7' 10" (2.69m x 2.39m)
Double glazed window to the front. Storage cupboard. Radiator.

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

External
Driveway to the front. Garden to the rear.

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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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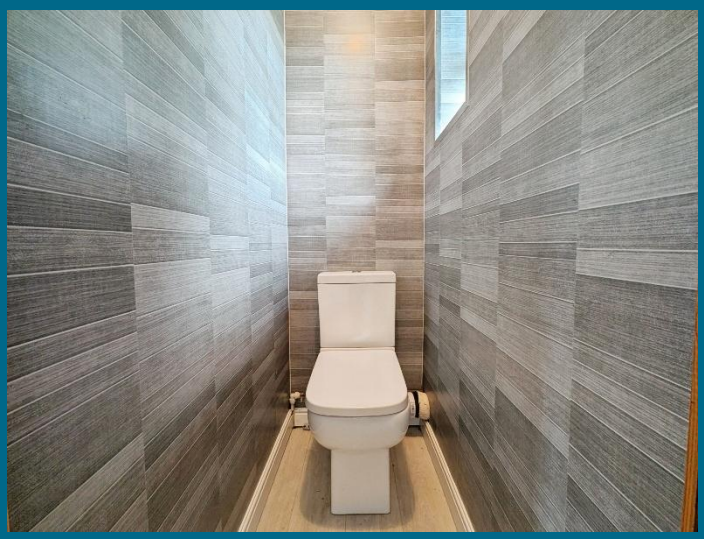

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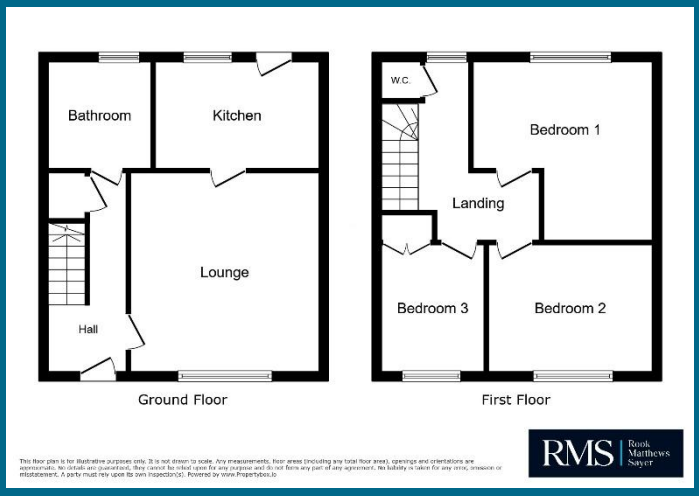

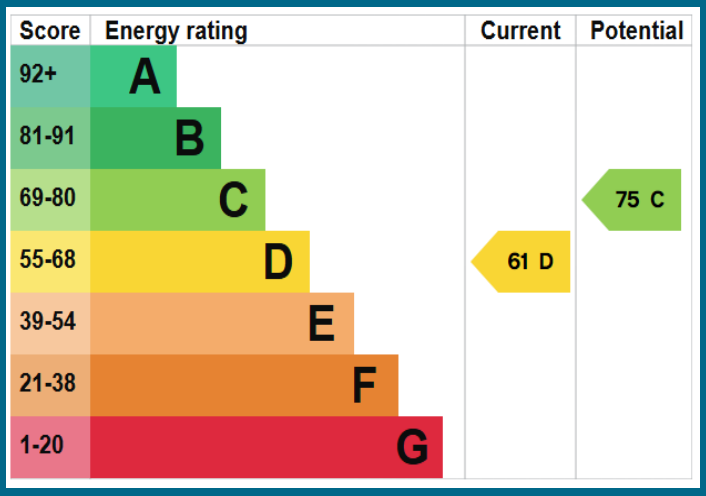

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The Property Ombudsman

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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