



Whittington Grove, Fenham, Newcastle upon Tyne NE5 2QP

Offers Over: £180,000

Offered for sale with no chain is this semi detached house situated in Fenham. The accommodation to the ground floor briefly comprises of hallway, kitchen, conservatory and lounge which opens into dining room. To the first floor is a landing, three bedrooms, bathroom and separate WC. Externally, there is a driveway to the front and gardens to the front and 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: TBC

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Semi Detached House

Conservatory

No Chain

Gardens to Front & Rear

Three Bedrooms

Driveway

For any more information regarding the property please contact us today

Room Descriptions

Hallway

Storage cupboard. Stairs to first floor landing. Radiator.

Lounge 11' 10" x 14' 11" (3.60m x 4.54m)

Double glazed bay window to the front. Radiator. Opens into dining room..

Dining Room 13' 10" x 10' 10" max (4.21m x 3.30m)

Door to the rear. Radiator.

Kitchen 10' 7" x 7' 3" (3.22m x 2.21m)

Double glazed window to the side. One and a half bowl sink/drainers. Radiator.

Conservatory 11' 7" x 9' 2" (3.53m x 2.79m)

Door to the rear. Radiator.

First Floor Landing

Frosted stained double glazed window to the side. Loft access.

Bedroom One

15' 9" into bay x 8' 5" plus wardrobe (4.80m x 2.56m)

Double glazed bay window to the front. Fitted wardrobe. Radiator.

Bedroom Two 10' 4" max x 13' 2" (3.15m x 4.01m)

Double glazed window to the rear. Fitted wardrobe. Radiator.

Bedroom Three 9' 4" x 7' 10" (2.84m x 2.39m)

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

Bathroom 7' 9" x 5' 1" (2.36m x 1.55m)

Frosted double glazed window to the side. Shower cubicle. Pedestal wash hand basin. Bidet. Radiator.

WC

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

External

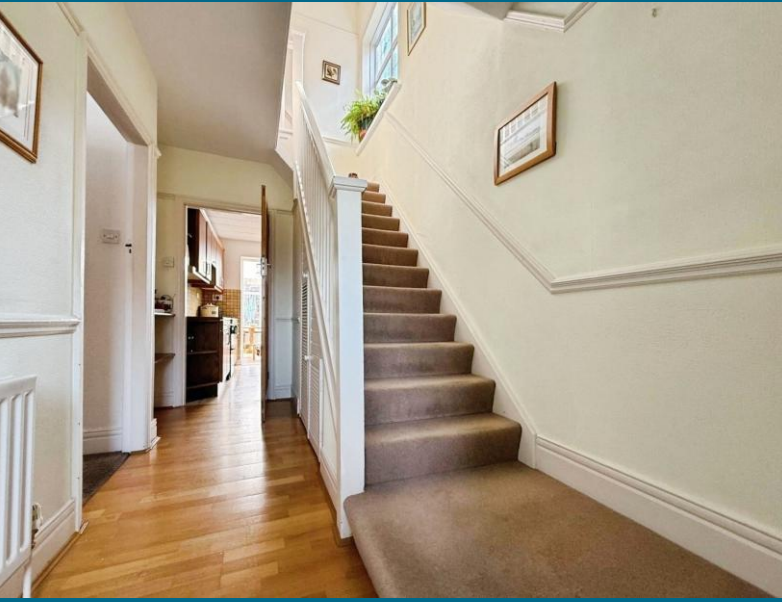
Gardens to the front and rear. Driveway to the front.

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: ASDL
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.

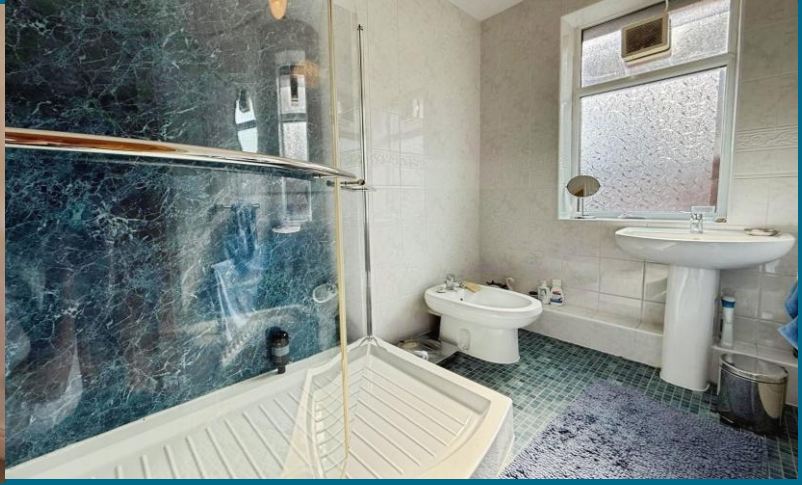
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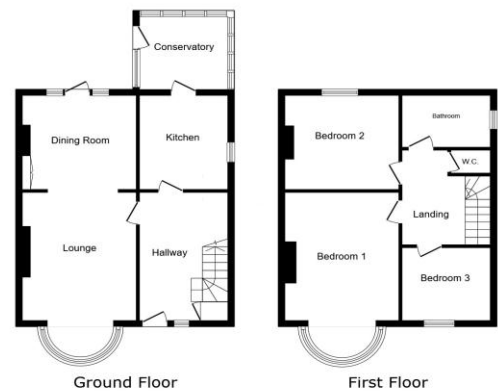
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Energy Performance Certificate – To Follow



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.co.uk

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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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