



**Prime
Property Associates**



**9 Bruce Gardens
, Fenham, NE5 2EA**

Offers In The Region Of £165,000

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, Fenham, NE5 2EA



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Welcome to 9 Bruce Gardens, a three bedroom home in the popular area of Fenham, Tyne and Wear. Priced in the region of £1650,000, this property offers excellent value for families, first time buyers or investors.

The property features a bright and spacious lounge, a well laid out open plan kitchen with ample storage and worktop space, and direct access to the rear garden, perfect for everyday family living. Upstairs are three well sized bedrooms along with a family shower room, separate w.c.,

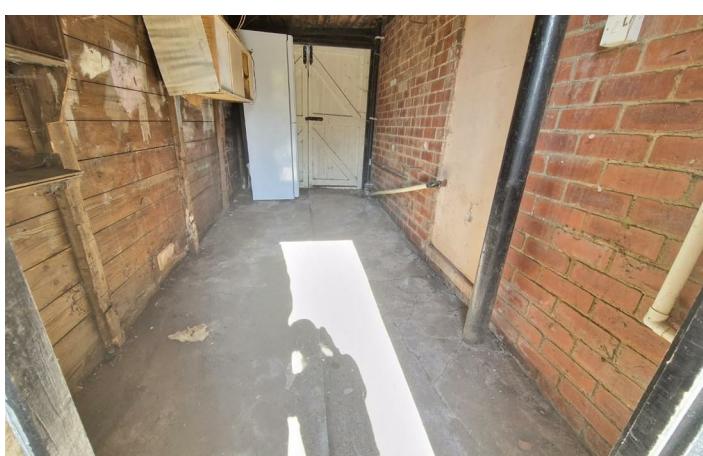
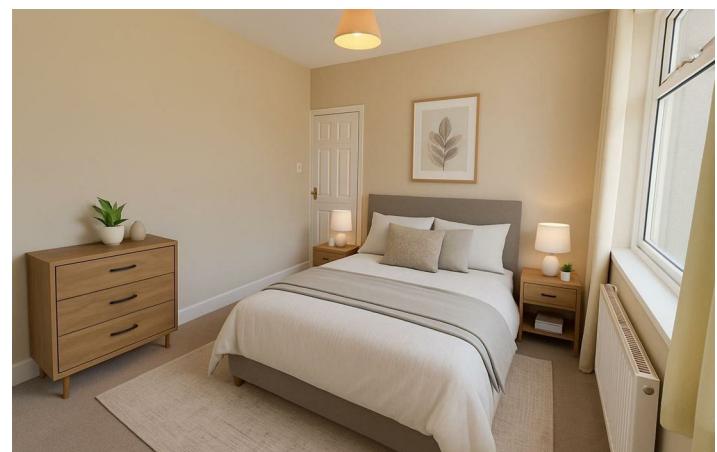
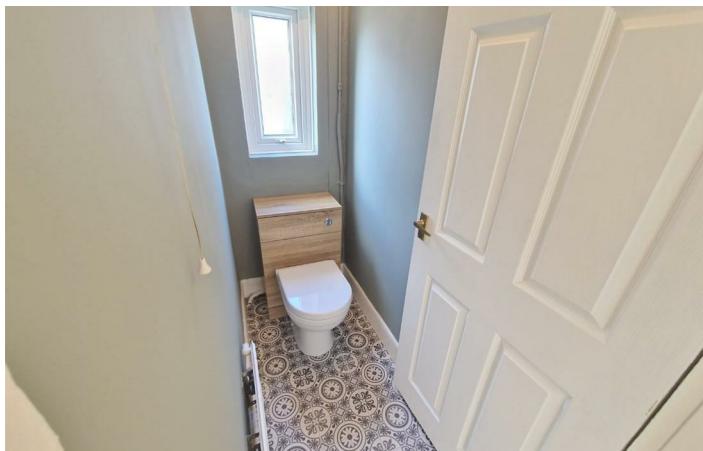
A standout feature is the large rear garden, offering plenty of outdoor space, as well as a useful outhouse ideal for storage or workshop use.

Fenham is a well connected and family friendly location, with excellent local schools, shops, supermarkets and strong transport links into Newcastle city centre and beyond. Easy access to the A1 makes it a convenient base for commuters.

Please note: photographs have been digitally enhanced using AI staging to help showcase the property's potential.

This home represents a fantastic opportunity to secure a spacious property in a sought after area. Viewing is highly recommended.

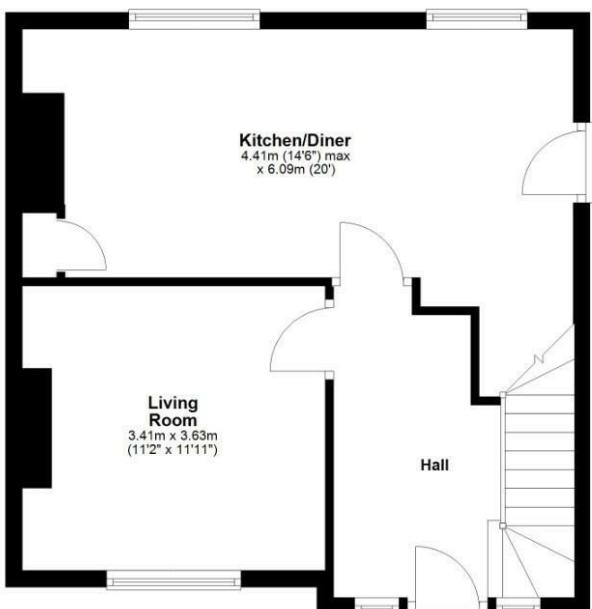
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Floor Plan

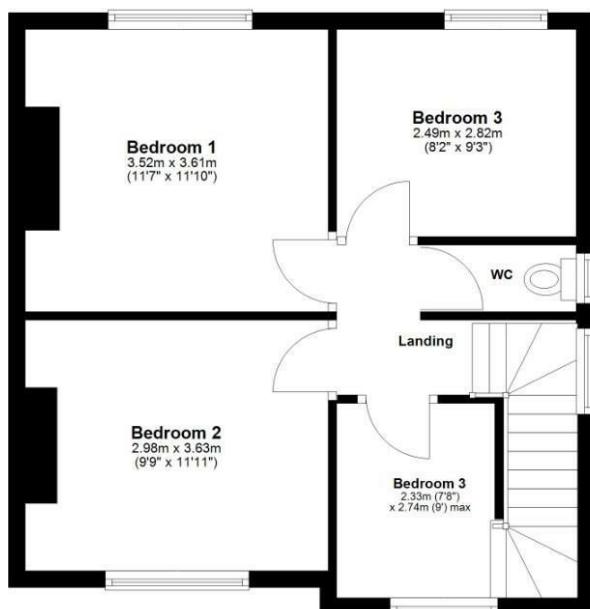
Ground Floor

Approx. 43.8 sq. metres (471.8 sq. feet)



First Floor

Approx. 44.0 sq. metres (473.3 sq. feet)



Total area: approx. 87.8 sq. metres (945.1 sq. feet)

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. The Plan is for illustrative purposes only. Version 1

Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	