



Hoyle Avenue, Fenham, Newcastle upon Tyne NE4 9QU

Offers Over: £200,000

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Semi Detached House

Two Reception Rooms

No Chain

Gardens to Front & Rear

Three Bedrooms

Driveway & Garage

For any more information regarding the property please contact us today

Room Descriptions

Hallway

Stairs to first floor landing. Radiator. Understair storage cupboard.

Lounge 14' 0" into bay x 12' 5" max (4.26m x 3.78m)

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

Dining Room 15' 1" into bay x 10' 9" (4.59m x 3.27m)

Double glazed bay window to the rear. Two storage cupboards. Radiator.

Kitchen 8' 11" x 6' 6" (2.72m x 1.98m)

Double glazed window to the side. Gas hob. Electric oven. Extractor hood. Sink/drain. Plumbed for washing machine. Door to the side. Pantry cupboard.

First Floor Landing

Frosted double glazed window to the side.

Bedroom One 12' 7" x 10' 5" plus door recess (3.83m x 3.17m)

Double glazed window to the front. Radiator.

Bedroom Two 12' 0" x 11' 2" (3.65m x 3.40m)

Double glazed window to the rear. Radiator.

Bedroom Three 8' 2" x 8' 8" (2.49m x 2.64m)

Double glazed window to the front. Radiator.

Bathroom 7' 5" x 7' 4" max (2.26m x 2.23m)

Two frosted double glazed windows to the side. "L" shaped bath with shower over". Pedestal wash hand basin. Low level WC. Heated towel rail.

External

Gardens to the front and rear. Driveway. Garage.

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T: 0191 274 4661

Fenham@rmsestateagents.co.uk

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Semi detached house located in Fenham, offered with no onward chain. The property provides two generous reception rooms, both with bay windows giving good natural light and pleasant front and rear aspects. Neutral décor and fitted carpets create a ready to move into feel, with original style fireplaces adding character in the main living space.

The fitted kitchen includes contemporary units, tiled splashbacks and beech worktops, with space for appliances and direct access to the rear garden. Upstairs are three bedrooms and a modern family bathroom, finished with white suite, with an "L" shaped bath and shower over, and contrasting wall and floor tiling.

Outside, the house benefits from a front garden and driveway providing off street parking, together with a garage. To the rear is an enclosed garden with a mix of lawn and paved areas, offering practical low maintenance outdoor space suitable for seating and play.

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: C

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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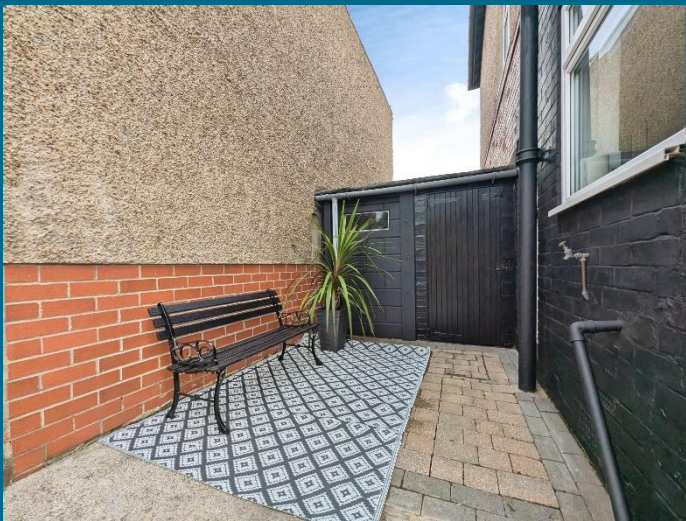
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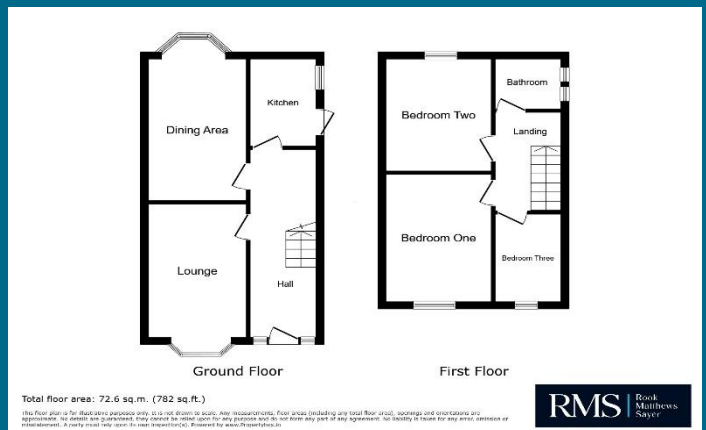
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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