



**\*\*AVAILABLE AUGUST 2026\*\***

**\*\*PEDESTRIANISED STREET\*\***

**\*\*UNFURNISHED\*\*** A charming, extended Edwardian Terraced family home, ideally located in this desirable pocket of Fenham, Auburn Gardens. A delightful pedestrianised street, close to Newcastle City Centre, perfectly placed to give access to surrounding greenery, the Newcastle hospitals and only a short walk from one of the region's finest independent schools.

Boasting in excess of 1,300 Sq ft the accommodation briefly comprises: entrance porch through into well-lit hallway with wood flooring and separate WC; double doors through into a vast open-plan reception space, including lounge to the front with bay window and feature fireplace; a stunning kitchen/ breakfast room, part of a sideways-return extension boasting a glass roof, modern fitted kitchen with integrated appliances and French doors leading out onto a private yard. The first floor has three bedrooms, two of which very large doubles both with fitted wardrobes; a plush family bathroom WC, complete with tiled flooring & under-floor heating, WC, bath, spotlighting and separate shower cubicle with steam room function. Externally there is a private yard to the rear with roller garage door and a town garden to the front.

Very well presented throughout, with tall ceilings, period features, gas central heating and part double glazing, an early internal inspection is absolutely essential to fully appreciate everything this wonderful family home has to offer.

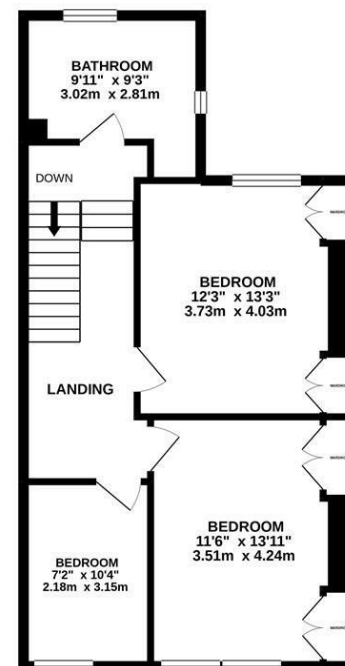
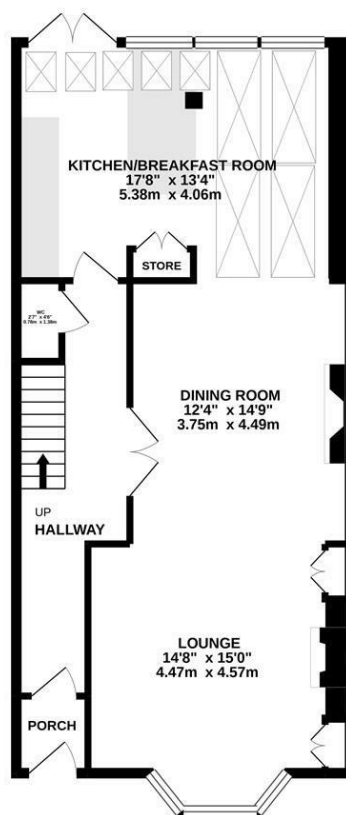
Available 3rd August 2026 | £1,650pcm | Extended Edwardian Terrace | 1,327 Sq ft (123.3 m2) | Pedestrianised Street | Three Bedrooms | Open Plan Reception | Lounge | Dining Room | 17ft Kitchen/ Breakfast Room With Sky-lighting | Ground Floor WC | Plush Family Bathroom | Town Garden & West Facing Rear Yard | Unfurnished | GCH & Part DG | Great Location | Council Tax Band: C | EPC Rating: D



GROUND FLOOR  
746 sq.ft. (69.3 sq.m.) approx.



1ST FLOOR  
582 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA : 1327 sq.ft. (123.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**£1,650 PCM**

**IMPORTANT NOTE:** These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

