



Newminster Road Fenham

- Semi Detached House
- Four Bedrooms
- Two Reception Rooms, Utility
- Driveway & Garage
- Gardens to the Front & Rear

Asking Price: £275,000

0191 274 4661
380 West Road, Fenham, NE4 9RL

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
fenham@rmsestateagents.co.uk



NEWMINSTER ROAD, FENHAM, NEWCASTLE UPON TYNE NE4 9LJ

PROPERTY DESCRIPTION

Available for sale is this semi detached house located in Fenham. The accommodation to the ground floor briefly comprises of hallway, lounge, dining room, kitchen and utility. To the first floor is a landing, four bedrooms and bathroom. Externally, there are gardens to the front and rear, driveway and garage.

The property benefits from double glazing throughout.

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: D

EPC Rating: TBC

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway



MINING

It is not known if the property is situated on a coalfield. It is also not known if the property has been directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

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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Hallway

Stairs to first floor landing. Storage cupboard. Radiator.

Dining Room 14' 10" into bay x 13' 11" max (4.52m x 4.24m)

Double glazed bay window to the front. Radiator.

Lounge 16' 2" into bay x 11' 9" max (4.92m x 3.58m)

Double glazed bay window to the rear. Coving. Radiator. French doors to the rear.

Kitchen 9' 2" x 8' 4" (2.79m x 2.54m)

Double glazed window to the rear. Sink/drain. Gas hob. Electric oven. Breakfast bar. Plumbed for dishwasher.

Utility 13' 1" x 7' 1" (3.98m x 2.16m)

Double glazed window to the rear. Wall/base units. Door to the garage. Radiator. Door to the rear.

First Floor Landing

Loft access. Radiator.

Bedroom One 15' 11" x 13' 1" (4.85m x 3.98m)

Dual aspect. Double glazed windows to the front and rear. Storage cupboard. Two radiators.

Bedroom Two 12' 0" x 11' 11" into wardrobe (3.65m x 3.63m)

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

Bedroom Three 12' 0" x 11' 4" max (3.65m x 3.45m)

Double glazed window to the front. Radiator.

Bedroom Four 8' 4" x 8' 11" (2.54m x 2.72m)

Double glazed window to the front. Radiator.

Bathroom 9' 3" x 8' 3" (2.82m x 2.51m)

Two frosted double glazed windows to the side. Low level WC. Pedestal wash hand basin. Shower cubicle. Spotlights. Radiator.

External

Gardens to the front and rear. Garage. Driveway.

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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.

16 Branches across the North-East

