



## Cedar Road Fenham

- Semi Detached House
- No Chain
- Three Bedrooms
- Two Reception Rooms
- Ground Floor WC

**Offers Over: £275,000**

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## **CEDAR ROAD, FENHAM, NEWCASTLE UPON TYNE NE4 9PJ**

### **PROPERTY DESCRIPTION**

Offered for sale with no chain is this semi detached house located in Fenham. The accommodation to the ground floor briefly comprises of porch, hallway, lounge, dining room, kitchen and WC. To the first floor is a landing, three bedrooms, bathroom and separate WC. Externally, there are gardens to the front and rear, garage and driveway.

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: C

EPC Rating: C

### **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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**CEDAR ROAD, FENHAM, NEWCASTLE UPON TYNE NE4 9PJ**

**Porch**

**Hallway**

Stairs to first floor landing. Radiator.

**Lounge 16' 0" into bay x 14' 2" into alcove (4.87m x 4.31m)**

Double glazed box bay window to the front. Coving. Radiator.

**Dining Room 14' 0" into alcove x 17' 5" into bay (4.26m x 5.30m)**

Double glazed box bay window to the rear. Coving. Door to the rear. Radiator.

**Kitchen 9' 1" max x 15' 11" (2.77m x 4.85m)**

Double glazed window to the rear. Sink/drain. Plumbed for washing machine. Gas hob. Extractor hood. High gloss units. Storage cupboard. Door to garage.

**WC**

Low level WC. Vanity wash hand basin. Heated towel rail. Extractor fan.

**First Floor Landing**

Frosted double glazed window to the side. Loft access.

**Bedroom One 16' 5" into bay x 12' 5" into alcove (5.00m x 3.78m)**

Double glazed box bay window to the front. Fitted wardrobes. Radiator.

**Bedroom Two**

**17' 4" into bay x 14' 4" into wardrobe & alcove (5.28m x 4.37m)**

Double glazed box bay window to the rear. Fitted wardrobes. Radiator.

**Bedroom Three 7' 10" x 9' 11" (2.39m x 3.02m)**

Double glazed window to the front. Radiator.

**Bathroom 8' 1" x 6' 0" (2.46m x 1.83m)**

Frosted double glazed window to the rear. "L" shaped bath with shower over. Vanity wash hand basin. Heated towel rail.

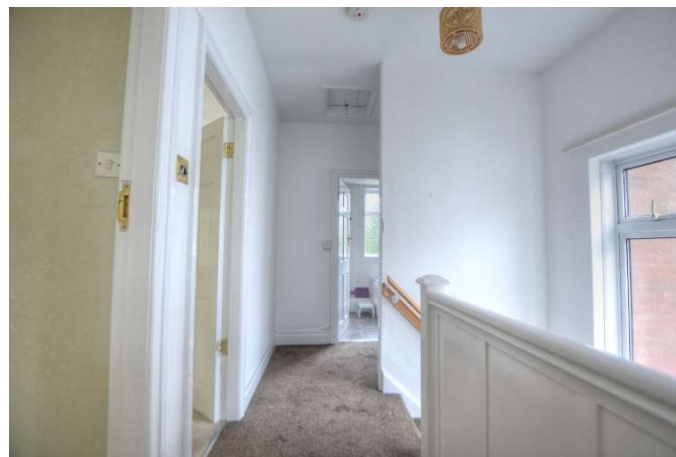
**WC 5' 5" x 3' 8" (1.65m x 1.12m)**

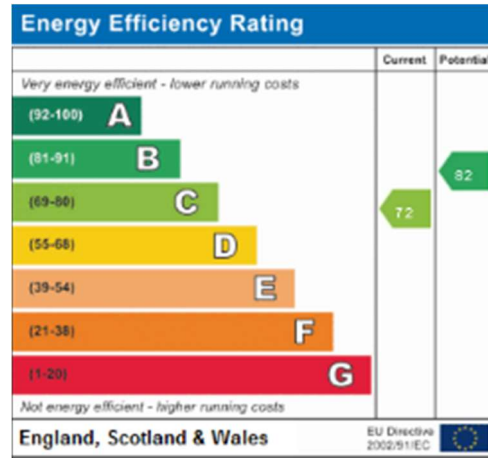
Frosted double glazed window to the side. Low level WC.

**External**

Gardens to the front and rear. Garage (door to the rear). 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.

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