



Stocksfield Avenue Fenham

- Semi Detached House
- Five Bedrooms
- Two Reception Rooms
- Driveway
- Garage

Offers Over: £255,000

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STOCKSFIELD AVENUE, FENHAM, NEWCASTLE UPON TYNE NE5 2DX

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 WC. To the first floor is a landing, five bedrooms and bathroom. Externally, there is a garage, driveway, and gardens to the front and rear.

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: D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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. Radiator.

Lounge 11' 7" max x 13' 10" into bay (3.53m x 4.21m)

Double glazed bay window to the front. Multi fuel burner. Coving. Radiator. Opens into dining room.

Dining Room 11' 6" max x 14' 5" into bay (3.50m x 4.39m)

Double glazed box bay window to the rear. Two radiators.

Kitchen 14' 6" max x 15' 7" into door recess (4.42m x 4.75m)

Double glazed window to the rear. Five ring gas hob. Electric oven. Extractor hood. Integrated dishwasher and washing machine. Belfast sink. Breakfast bar. Door to the garage. Door to the rear. Radiator.

WC

Low level WC. Wash hand basin.

First Floor Landing

Loft access.

Bedroom One 10' 4" max x 15' 7" into bay (3.15m x 4.75m)

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

Bedroom Two 12' 10" x 10' 4" (3.91m x 3.15m)

Double glazed box bay window to the rear. Radiator.

Bedroom Three 9' 4" x 7' 4" (2.84m x 2.23m)

Double glazed window to the front. Coving. Fitted wardrobe. Radiator.

Bedroom Four 10' 2" x 6' 8" (3.10m x 2.03m)

Double glazed window to the front. Radiator.

Bedroom Five 10' 6" x 6' 9" (3.20m x 2.06m)

Double glazed window to the rear. Radiator.

Bathroom

Frosted double glazed window to the rear. Panelled bath with shower over. Low level WC. Pedestal wash hand basin. Spotlights. Heated towel rail.

External

Gardens to the front and rear. Off street parking. Garage.

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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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