

# Heatherslaw Road Fenham

- Semi Detached House
- Four Bedrooms
- Three Reception Rooms
- Conservatory
- Double Driveway

# Offers Over: £210,000



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### HEATHERSLAW ROAD, FENHAM, NEWCASTLE UPON TYNE NE5 2QL

#### **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, conservatory, snug and kitchen. To the first floor is a landing, four bedrooms, additional room off a bedroom and bathroom. Externally, there is a double driveway to the front and gardens to the side and rear.

The property benefits from double glazing throughout.

Early viewing is recommended.

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.

Council Tax Band: A 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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#### HEATHERSLAW ROAD, FENHAM, NEWCASTLE UPON TYNE NE5 2QL

Hallway Stairs to first floor landing. Radiator.

Lounge 19' 11'' max x 12' 7'' max (6.07m x 3.83m) Two double glazed windows to the front. Radiator. Opens into dining room.

**Dining Room 9' 10'' x 9' 5'' (2.99m x 2.87m)** French door to the conservatory. Radiator.

**Conservatory 15' 7'' x 9' 0'' (4.75m x 2.74m)** Door to the rear.

**Snug 6' 4'' x 9' 5'' (1.93m x 2.87m)** Storage cupboard. Radiator.

**Kitchen 13' 2" x 11' 5" (4.01m x 3.48m)** Double glazed window to the rear. Gas hob. One and a half bowl sink/drainer. Door to the front. Radiator.

#### **First Floor Landing**

Master Bedroom 15' 3" x 11' 1" (4.64m x 3.38m) Double glazed window to the front. Radiator.

**Bedroom Two 11' 2'' x 10' 7'' (3.40m x 3.22m)** Double glazed window to the rear. Radiator.

**Bedroom Three 12' 11'' x 11' 2'' (3.93m x 3.40m)** Double glazed window to the front. Radiator.

**Bedroom Four 9' 7'' x 7' 5'' max (2.92m x 2.26m)** Double glazed window to the front. Fitted wardrobe. Radiator.

Study/Dressing Room 11' 2'' x 8' 3'' (3.40m x 2.51m) Double glazed window to the rear. Radiator.

#### Bathroom

Frosted double glazed window to the rear. Corner bath. Vanity wash hand basin. Low level WC. Loft access. Radiator.

#### External

Double driveway. Gardens to the side and rear.

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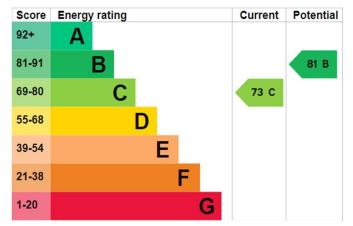












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