



Kirkheaton Place Fenham

- Extended Semi Detached House
- Master Bedroom with En Suite
- Three Further Bedrooms
- Three Reception Rooms
- Paved Area to Front

Offers Over: £260,000

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KIRKHEATON PLACE, FENHAM, NEWCASTLE UPON TYNE NE5 2QY

PROPERTY DESCRIPTION

Available for sale is this extended semi detached house located in Fenham. The accommodation to the ground floor briefly comprises of porch, lounge, study, open plan dining room/kitchen. To the first floor is a landing with stairs to the second floor landing, master bedroom with en suite shower room, two further bedrooms and bathroom. To the second floor is a landing and fourth bedroom. Externally, there is a paved area to the front and garden to the 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: B

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.

FN00009612/SJP/SP/14082024/V.1



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Porch

Lounge 15' 7" x 25' 7" x 18.2 (4.75m x 7.79m x 5.53m)

Double glazed bay window to the front. "L" shaped room. Storage cupboard. Two radiators.

Study 7' 3" x 5' 11" (2.21m x 1.80m)

Double glazed window to the front.

Open Plan Dining Room/Kitchen

Dining Room 13' 2" into bay x 15' 2" max (4.01m x 4.62m)

Double glazed bay window to the rear. Radiator. Opens into kitchen.

Kitchen 16' 0" x 12' 3" (4.87m x 3.73m)

Double glazed window to the rear. Two skylights. Sink/drain. Gas cooker point. Extractor hood. French door to the rear.

First Floor Landing

Stairs to second floor. Radiator.

Master Bedroom 14' 2" into bay x 11' 9" max (4.31m x 3.58m)

Double glazed bay window to the rear. Two storage cupboards (currently used as wardrobe). Radiator. Access to en suite shower room.

En Suite Shower Room 5' 4" x 4' 5" (1.62m x 1.35m)

Frosted double glazed window to the rear. Shower cubicle. Low level WC. Vanity wash hand basin. Heated towel rail.

Bedroom Two 13' 7" x 8' 10" (4.14m x 2.69m)

Double glazed window to the front. Radiator.

Bedroom Three 10' 6" x 11' 1" into bay (3.20m x 3.38m)

Double glazed bay window to the front. Radiator.

Bathroom

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

Second Floor Landing

Skylight. Eaves storage.

Bedroom Four 14' 8" x 10' 2" (4.47m x 3.10m)

Double glazed window to the rear. Skylight. Radiator.

External

Paved area to the front. Garden to the rear.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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