



## West Road Fenham

- Semi Detached House
- No Chain
- Three Bedrooms
- Two Reception Rooms
- Gardens to Front & Rear

**Auction Guide Price: £130,000**

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ROOK  
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SAYER

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## WEST ROAD, FENHAM, NEWCASTLE UPON TYNE NES 2ET

### PROPERTY DESCRIPTION

For sale by auction is this semi detached house located in Fenham. The accommodation to the ground floor briefly comprises of hallway, lounge, dining room and kitchen. To the first floor is a landing, three bedrooms, bathroom and WC. Externally, there are gardens to the front and rear, garage, driveway and cellar area.

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

### 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 our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

For Sale by Auction:    Thursday 29<sup>th</sup> August 2024  
Option 2                      Terms and Conditions apply

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee.

Joint Agents: The Agents Property Auction Ltd

Terms and conditions apply see website  
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**WEST ROAD, FENHAM, NEWCASTLE UPON TYNE NE5 2ET**

**Hallway**

Stairs to first floor landing. Storage cupboard. Radiator.

**Lounge 15' 2" into bay x 12' 8" max (4.62m x 3.86m)**

Double glazed bay window to the front. Radiator.

**Dining Room 12' 7" x 12' 4" max (3.83m x 3.76m)**

Double glazed window to the front. Radiator.

**Kitchen 16' 5" x 10' 10" (5.00m x 3.30m)**

Two double glazed windows to the rear. Sink/drainer. Gas cooker point. Door to the garage. Two radiators.

**First Floor landing**

Frosted double glazed window to the side. Loft access.

**Bedroom One**

**15' 10" into bay x 11' 3" into wardrobe (4.82m x 3.43m)**

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

**Bedroom Two 12' 6" x 11' 3" into wardrobe (3.81m x 3.43m)**

Double glazed window to the rear. Fitted wardrobes.

**Bedroom Three 8' 6" x 8' 1" (2.59m x 2.46m)**

Double glazed window to the front. Radiator.

**Bathroom**

Frosted double glazed window to the side. Shower cubicle. Pedestal wash hand basin. Storage cupboard. Radiator.

**WC**

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

**External**

Gardens to the front and rear. Driveway. Garage. Cellar.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 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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