



Wingrove Road Fenham

- Mid Terraced House
- Four Bedrooms
- Three Reception Rooms
- Rear Yard
- Close to Amenities

Auction Price: £115,000

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WINGROVE ROAD, FENHAM, NEWCASTLE UPON TYNE NE4 9BT

PROPERTY DESCRIPTION

Offered for sale by Auction is this mid terraced house, located in Fenham. The accommodation to the ground floor briefly comprises of vestibule, hallway, lounge, dining room, breakfast room and kitchen. To the first floor is a landing, four bedrooms, bathroom and WC. Externally, there is a yard to the rear.

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: TBC

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: On Street Parking



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.

For Sale by Auction: Thursday 29th August 2024

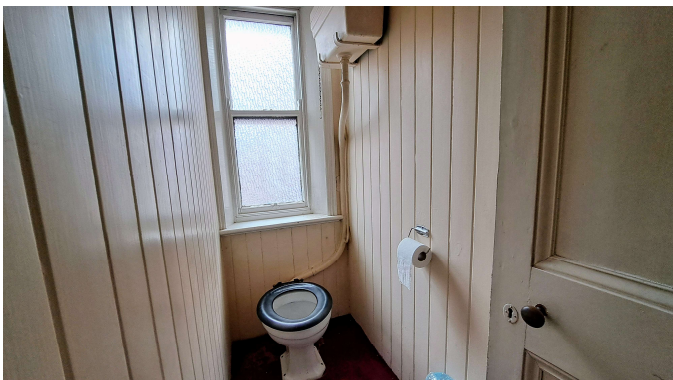
Option 2

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.

Terms and conditions apply see website

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Vestibule

Hallway

Stairs to first floor landing. Storage cupboard.

Lounge 17' 0" max x 17' 3" into bay (5.18m x 5.25m)

Single glazed sash bay window to the front. Coving.

Dining Room 17' 0" max x 12' 11" (5.18m x 3.93m)

Single glazed window to the rear. Coving.

Breakfast Room 11' 11" x 9' 7" (3.63m x 2.92m)

Single glazed sash window to the rear.

Kitchen 10' 2" x 9' 4" (3.10m x 2.84m)

Sink. Storage cupboard. Door to the rear.

First Floor Landing

Frosted single glazed sash window to the rear. Two storage cupboards.

Bedroom One 11' 1" x 9' 9" (3.38m x 2.97m)

Single glazed sash window to the rear.

Bedroom Two 12' 7" x 14' 5" (3.83m x 4.39m)

Single glazed window to the rear. Storage cupboard.

Bedroom Three 11' 6" max x 16' 9" into bay (3.50m x 5.10m)

Single glazed sash bay window to the front. Coving.

Bedroom Four 9' 10" x 7' 10" (2.99m x 2.39m)

Single glazed sash window to the front.

Bathroom

Frosted single glazed sash window to the rear. Wash hand basin. Panelled bath.

WC

Frosted single glazed sash window to the rear. Low level WC.

External

Yard to the rear.

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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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