



Bolbec Road Fenham

- Semi Detached House
- Accommodation Over Three Floors
- Master Bedroom with En Suite
- Four Further Bedrooms
- Gardens to Front & Rear

Asking Price: £300,000

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BOLBEC ROAD, FENHAM, NEWCASTLE UPON TYNE NE4 9EP

PROPERTY DESCRIPTION

Available for sale is this semi detached house set over three floors, located in Fenham. The accommodation to the ground floor briefly comprises of hallway, lounge, conservatory, dining room, kitchen and garage. To the first floor is a master bedrooms with en suite shower room, two further bedrooms and family bathroom. To the second floor is a landing and two bedrooms. Externally there is a driveway for multiple vehicles to the front, garden to the rear and garage.

The property benefits from double glazing where stated.

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: D

EPC Rating: TBC

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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BOLBEC ROAD, FENHAM, NEWCASTLE UPON TYNE NE4 9EP

Hallway

Stairs to first floor landing. Cloakroom. Radiator.

Lounge 12' 7" max x 17' 0" into bay (3.83m x 5.18m)

French doors to the conservatory. Radiator.

Conservatory

Door to the rear.

Dining Room 16' 2" into bay x 13' 6" max (4.92m x 4.11m)

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

Kitchen 11' 4" x 9' 11" (3.45m x 3.02m)

Double glazed window to the rear. Cooker point. One and a half bowl sink/drain. Spotlights. Door to the garage.

Garage

Door to the rear.

First Floor Landing

Frosted single glazed window to the side. Stairs to second floor landing.

Master Bedroom 16' 5" into bay x 12' 11" max (5.00m x 3.93m)

Double glazed box bay window to the rear. Fitted wardrobes. Radiator.

En Suite Shower Room

Frosted double glazed window to the rear. Shower cubicle. Wash hand basin. Low level WC.

Bedroom Two

16' 11" into bay x 11' 11" into wardrobe (5.15m x 3.63m)

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

Bedroom Three 10' 1" x 8' 1" (3.07m x 2.46m)

Double glazed window to the front. Radiator.

Family Bathroom

Frosted double glazed window to the side. Free standing bath. Walk in shower. Low level WC. Vanity wash hand basin. Spotlights. Radiator.

Second Floor Landing

Double glazed window to the side.

Bedroom Four 14' 2" x 8' 5" (4.31m x 2.56m)

Two skylights. Eaves storage. Storage cupboard. Radiator.

Bedroom Five 11' 5" plus recess x 7' 10" (3.48m x 2.39m)

Two skylights. Radiator.

External

Driveway for multiple vehicles to the front. Garden to the rear. 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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