



## Newminster Road Fenham

- Mid Terraced House
- Three Bedrooms
- Ground Floor WC
- Driveway
- Garden to the Rear

**Offers Over: £150,000**

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**NEWMINSTER ROAD, FENHAM, NEWCASTLE UPON TYNE NE4 9LN**

**PROPERTY DESCRIPTION**

Offered for sale is this mid terraced house located in Fenham. The accommodation to the ground floor briefly comprises of hallway, lounge, kitchen and downstairs wc. To the first floor is a landing, three bedrooms and family bathroom. Externally there is a driveway to the front and garden to the rear.

The property benefits from gas central heating and double glazing where stated.

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: 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 understood that this property is freehold. Should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

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**NEWMINSTER ROAD, FENHAM, NEWCASTLE UPON TYNE NE4 9LN**

**Hallway**

Stairs to first floor landing. Radiator.

**WC**

Frosted double glazed window to the front. Low level WC. Vanity wash hand basin. Radiator.

**Lounge 16' 0" x 11' 4" (4.87m x 3.45m)**

Dual aspect. Double glazed windows to the front and rear. Storage cupboard. Radiator.

**Kitchen 12' 0" x 9' 7" (3.65m x 2.92m)**

Double glazed window to the rear. High gloss units. Breakfast bar. Plumbed for washing machine. Electric hob. Electric oven. Integrated fridge/freezer. Integrated microwave. Door to the rear.

**First Floor Landing**

Double glazed window to the front. Loft access (fully boarded).

**Bedroom One 11' 2" x 8' 10" (3.40m x 2.69m)**

Double glazed window to the rear. Radiator.

**Bedroom Two 12' 4" x 8' 7" (3.76m x 2.61m)**

Double glazed window to the rear. Radiator.

**Bedroom Three 12' 2" x 6' 11" (3.71m x 2.11m)**

Double glazed window to the front. Radiator.

**Bathroom**

Frosted double glazed window to the front. "L" shaped bath with shower over. Low level WC. Vanity wash hand basin. Heated towel rail.

**External**

Driveway. Gardens to the front and rear.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	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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