



Curtis Road Fenham

- Mid Terraced House
- Accommodation Over Three Floors
- Four Bedrooms
- Two Reception Rooms
- Utility

Offers Over: £310,000

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CURTIS ROAD, FENHAM, NEWCASTLE UPON TYNE NE4 9BH

PROPERTY DESCRIPTION

Presenting a terraced house for sale, located in a much sought-after location. This property, in good condition, boasts a striking balance of comfortable living and prime location.

The house is a testament to well-proportioned rooms, and thoughtful layout, with accommodation over three floors, offering ample space for a family or guests. The property features two elegant reception rooms, making it ideal for both entertaining and quiet evenings in.

The bathroom is complete with a free-standing bath, adding a touch of luxury and making it the perfect place to unwind after a long day.

This house is ideally suited for those seeking a family home in a desirable location. With its good condition, spacious rooms, and location advantage, this terraced house offers a fantastic opportunity to acquire a family home with a lot of potential.

Viewing is highly recommended to fully appreciate the size and potential of this property.

Accommodation to the ground floor briefly comprises of porch, hallway, lounge, dining room, kitchen and utility. To the first floor is a landing, three bedrooms, bathroom and separate WC. To the second floor is a landing and bedroom. Externally, there is a yard to the rear.

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: On Street Parking

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search.

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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Porch

Hallway

Stairs to first floor landing. Understair storage cupboard. Radiator.

Lounge

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

Dining Room 18' 6" x 11' 6" (5.63m x 3.50m)

French doors to the rear. Feature fireplace. Coving. Radiator.

Kitchen 15' 6" x 9' 4" (4.72m x 2.84m)

Double glazed window to the side. Electric hob. Extractor hood. Electric oven. Spotlights. Door to the rear.

Utility

Double glazed window to the rear. Plumbed for washing machine, dryer and dishwasher.

First Floor Landing

Stairs to the second floor landing.

Bedroom One 15' 0" x 11' 4" into wardrobe (4.57m x 3.45m)

Double glazed window to the rear. Fitted wardrobe. Radiator.

Bedroom Two 14' 1" x 8' 11" (4.29m x 2.72m)

Two double glazed windows to the front. Fitted wardrobes. Radiator.

Bedroom Three 10' 0" x 7' 0" (3.05m x 2.13m)

Double glazed window to the front. Radiator.

Bathroom 9' 5" x 8' 7" (2.87m x 2.61m)

Frosted double glazed window to the rear. Shower cubicle. Freestanding bath. Low level WC. Pedestal wash hand basin. Radiator.

WC

Frosted double glazed window to the side. Low level WC. Wash hand basin.

Second Floor Landing

Skylight. Eaves storage.

Bedroom Four 17' 0" x 16' 11" (5.18m x 5.15m)

Three skylights. Radiator.

External

Rear yard.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 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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