



## Middleton Avenue Fenham

- Semi Detached Dormer Bungalow
- Three Bedrooms
- One Reception Room
- Driveway
- Gardens to Front & Rear

**Offers Over: £180,000**

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**MIDDLETON AVENMUE, FENHAM, NEWCASTLE UPON TYNE NE4 9NB**

**PROPERTY DESCRIPTION**

Available for sale in Fenham is this semi detached bungalow, which has many period features throughout the property and log burner to the lounge. The accommodation to the first floor briefly comprises of hallway, lounge, bedroom, bathroom, second bedroom/dining room, kitchen and outhouse. To the first floor is a further bedroom.

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: B

EPC Rating: D

**PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway



**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.

FN00009802/SJP/SP/27012025/V.3





MIDDLETON AVENUE, FENHAM, NEWCASTLE UPON TYNE NE4 9NB

### Hallway

Double glazed window to the side. Stairs to first floor landing. Storage cupboard. Radiator.

### Lounge 14' 5" into bay x 12' 2" max (4.39m x 3.71m)

Double glazed bay window to the front. Radiator.

### Bedroom One 10' 6" x 9' 5" (3.20m x 2.87m)

Double glazed window to the front. Radiator.

### Bedroom Two/Dining Room

#### 12' 0" x 17' 6" into bay (3.65m x 5.33m)

Double glazed box bay window to the rear. Radiator.

### Kitchen 11' 8" x 10' 0" (3.55m x 3.05m)

Double glazed window to the rear. Plumbed for washing machine. Electric oven. Extractor hood. Doors to the garage, front and rear.

### Outhouse

Doors to the front and rear.

### Bathroom 7' 11" x 6' 1" (2.41m x 1.85m)

Two frosted double glazed windows to the side. Panelled bath with shower over. Vanity wash hand basin. Low level WC. Heated towel rail.

### First Floor Landing

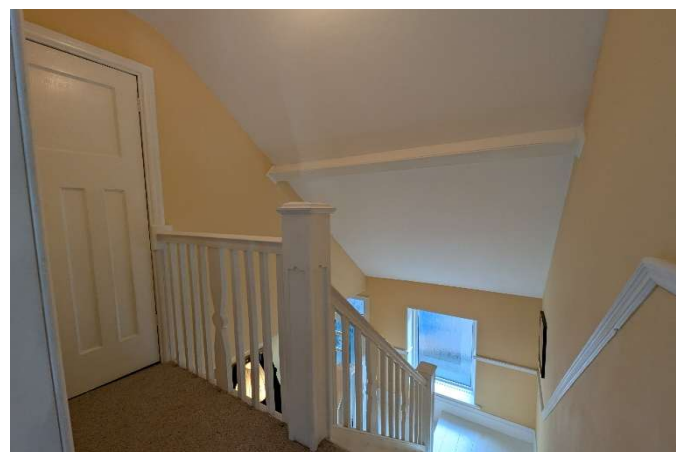
### Bedroom Three 21' 1" x 10' 11" (6.42m x 3.32m)

Double glazed window to the front. Eaves storage. Skylight. Radiator.

### External

Driveway. Gardens to the front and rear.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 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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