

## Acanthus Avenue Fenham

- Mid Terraced House
- Recently Refurbished
- No Chain
- Three Bedrooms
- Gardens to Front & Rear

# Offers Over: £160,000



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#### ACANTHUS AVENUE, FENHAM, NEWCASTLE UPON TYNE NE4 9YE

#### **PROPERTY DESCRIPTION**

For sale with no chain is this recently refurbished mid terraced house located in Fenham. The accommodation to the ground floor briefly comprises of hallway, lounge and kitchen. To the first floor is a landing, three bedrooms and bathroom. Externally, there are gardens to the front and rear.

The owner has advised that the kitchen and bathroom have been recently installed, and the property has had new carpets fitted throughout.

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: A EPC Rating: C

#### 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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#### ACANTHUS AVENUE, FENHAM, NEWCASTLE UPON TYNE NE4 9YE

#### Hallway

Stairs to first floor landing. Radiator.

#### Lounge

Double glazed bay window to the front. Radiator.

#### Kitchen

Double glazed window to the rear. Integrated Hotpoint appliances, including dishwasher, fridge freezer and microwave. Bespoke Corian work surfaces. Spotlights. Storage cupboard. Radiator. Door to the rear.

#### **First Floor Landing**

#### **Bedroom One**

Double glazed window to the front. Radiator.

#### Bedroom Two

Double glazed window to the rear. Radiator.

#### Bedroom Three

Double glazed window to the front. Storage cupboard. Radiator.

#### Bathroom

Frosted double glazed window to the rear. Panelled bath with shower over. Wash hand basin. Low level WC. Heated towel rail.

#### External

Gardens to the front and rear.

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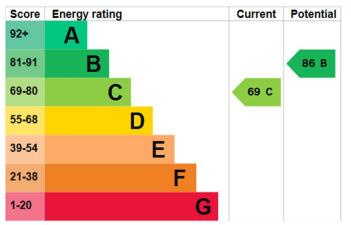












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