



## Acanthus Avenue Fenham

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

**Offers Over: £160,000**

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380 West Road, Fenham, NE4 9RL

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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.

FN00009165/SJP/SP/19122024/V.4



**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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	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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