



## Friars Way Fenham

- End Terraced House
- No Chain
- Two Bedrooms
- Parking Bay to Front
- Rear Garden

**Asking Price: £100,000**

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380 West Road, Fenham, NE4 9RL

ROOK  
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SAYER

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## **FRIARS WAY, FENHAM, NEWCASTLE UPON TYNE NE5 2EX**

### **PROPERTY DESCRIPTION**

Available for sale with no chain is this end terraced house located in Fenham. The accommodation to the ground floor briefly comprises of porch, lounge and kitchen. To the first floor is a landing, two bedrooms and bathroom. Externally, there is a driveway to the front and garden to the rear.

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: C

### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Parking Bay



### **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 our understanding that the Property is not registered at the Land Registry. The current owner is currently registering this with Land Registry, as Leasehold. Your conveyancer will take the necessary steps and advise you accordingly.

The lease term will be 94 years remaining as at February 2025. No ground rent or service charge.

FN00009931/SJP/SP/18022025/V.1





**FRIARS WAY, FENHAM, NEWCASTLE UPON TYNE NE5 2EX**

**Porch**

Double glazed window to the side.

**Lounge 15' 2" x 12' 4" (max) (4.62m x 3.76m)**

Double glazed window to the front. Stairs to first floor landing. Two radiators. Storage cupboard.

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

Double glazed window to the rear. Sink/drain. Electric oven. Electric hob. Extractor hood. High gloss units. Radiator. Door to the rear.

**First Floor Landing**

Loft access.

**Bedroom One 12' 4" x 9' 3" (max) (3.76m x 2.82m)**

Double glazed window to the front. Radiator.

**Bedroom Two 12' 3" x 7' 10" (3.73m x 2.39m)**

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

**Bathroom**

Panelled bath with shower over. Low level WC. Pedestal wash hand basin. Extractor fan. Radiator.

**External**

Parking bay to the front. Garden to the rear.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 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.

**16 Branches across the North-East**

