



Bolbec Road Fenham

- Semi Detached House
- Three Bedrooms
- Open Plan Kitchen/Dining Room
- Ground Floor WC
- Garage & Driveway

Offers Over: £315,000

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ROOK
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BOLBEC ROAD, FENHAM, NEWCASTLE UPON TYNE NE4 9EP

Hallway

Storage cupboard. Radiator. Stairs to first floor landing.

Lounge 16' 6" into bay x 13' 6" max (5.03m x 4.11m)

Double glazed bay window to the front. Radiator.

Dining Room/Kitchen 24' 8" x 16' 10" (7.51m x 5.13m)

Dining Area 16' 10" x 14' 6" (5.13m x 4.42m)

French doors to the rear. Radiator. Opens into kitchen.

Kitchen 16' 10" x 10' 1" (5.13m x 3.07m)

Double glazed window to the rear. Belfast sink. Electric oven. Breakfast bar. Integrated appliances, double oven, microwave, dishwasher, fridge/freezer. Radiator. Door to garage.

Garage

Plumbed for washing machine.

WC

Frosted double glazed window to the front. Low level WC. Wash hand basin. Heated towel rail.

First Floor Landing

Stained double glazed window to the side. Storage cupboard. Loft access (pull down ladder).

Bedroom One

16' 2" into bay x 12' 8" into wardrobe (4.92m x 3.86m)

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

Bedroom Two 17' 2" into bay x 12' 4" max (5.23m x 3.76m)

Double glazed bay window to the front. Fitted wardrobe. Radiator.

Bedroom Three 9' 10" x 7' 11" (2.99m x 2.41m)

Double glazed window to the rear. Radiator.

Bathroom 11' 5" x 7' 0" (3.48m x 2.13m)

Two frosted double glazed windows to the rear. Panelled bath. Shower cubicle. Vanity wash hand basin. Low level WC. Heated towel rail. Extractor fan.

External

Driveway. Garage. Gardens to the front and rear.

FN00010000/SJP/SP/15042025/V.2





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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