



Newminster Road Fenham

- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Driveway & Garage
- Garden to Rear

Offers in the Region of: £240,000

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NEWMINSTER ROAD, FENHAM, NEWCASTLE UPON TYNE NE4 9LJ

PROPERTY DESCRIPTION

Available for sale is this semi detached house located in Fenham. The accommodation to the ground floor briefly comprises of porch, hallway, lounge, dining room, kitchen and utility. To the first floor is a landing, three bedrooms, bathroom and separate WC. Externally, there is a driveway to the front, garage, and mature 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: C

EPC Rating: TBC

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.

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Porch

Hallway

Stairs to first floor landing. Radiator.

Lounge 15' 8" into bay x 13' 4" max (4.77m x 4.06m)

Double glazed bay window to the front. Log burner. Coving. Radiator.

Dining Room 17' 10" into bay x 11' 8" max (5.43m x 3.55m)

Double glazed box bay window to the rear. Coving. Door to the rear.

Kitchen 15' 9" x 8' 4" (4.80m x 2.54m)

Double glazed window to the rear. Gas cooker point. Plumbed for washing machine. Plumbed for dishwasher. Door to rear. Radiator.

Utility 14' 4" x 7' 7" (4.37m x 2.31m)

Door to the rear. Door to the garage.

First Floor Landing

Frosted double glazed window to the side.

Bedroom One 14' 3" x 11' 7" max (4.34m x 3.53m)

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

Bedroom Two 16' 11" into bay x 11' 7" max (5.15m x 3.53m)

Double glazed bay window to the front. Radiator.

Bedroom Three 9' 5" x 8' 5" (2.87m x 2.56m)

Double glazed window to the front. Radiator.

Bathroom 8' 5" x 6' 6" (2.56m x 1.98m)

Frosted double glazed window to the side. Shower cubicle. Free standing bath. Wash hand basin. Loft access. Spotlights. Heated towel rail.

WC

Frosted double glazed window to the side. Low level WC.

External

Driveway. Garage. Garden to the rear. Electric vehicle charging point.

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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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