



## 3 bed semi-detached house to buy in NE4

Sutherland Avenue, Fenham, Newcastle upon Tyne, Tyne and Wear, NE4 9NR

# £195,000

 x3
  x1
  x1

Tenure

**Freehold**

## Property features

- ✓ Semi Detached House - Three Bedrooms
- ✓ Sought After Location
- ✓ Garage and Driveway
- ✓ Viewing Recommended
- ✓ EPC Rating E

Driveway & Garage parking

Garden

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

Located on Sutherland Avenue in Fenham, this well-proportioned three-bedroom semi-detached house offers an excellent opportunity for buyers looking to create a family home in a sought-after residential area. Conveniently positioned close to local amenities, schools and transport links into Newcastle City Centre, the property benefits from double glazing, gardens to the front and rear, off-street parking and a small garage.

Requiring some modernisation, the accommodation briefly comprises an entrance hall leading to a bright and spacious lounge, separate dining room and kitchen. To the first floor there are three well-sized bedrooms, a family bathroom and separate WC. Externally, the property enjoys gardens to both the front and rear, together with a driveway providing off-street parking and access to the garage.

Offering excellent potential, early viewing is recommended to appreciate the size and opportunity this property has to offer.

Council Tax Band: B

Tenure: Freehold

Price: £195,000

Property Type: Semi-detached house

USPs: Garden, Chain free

Parking: Driveway & Garage

Year built: 1935

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

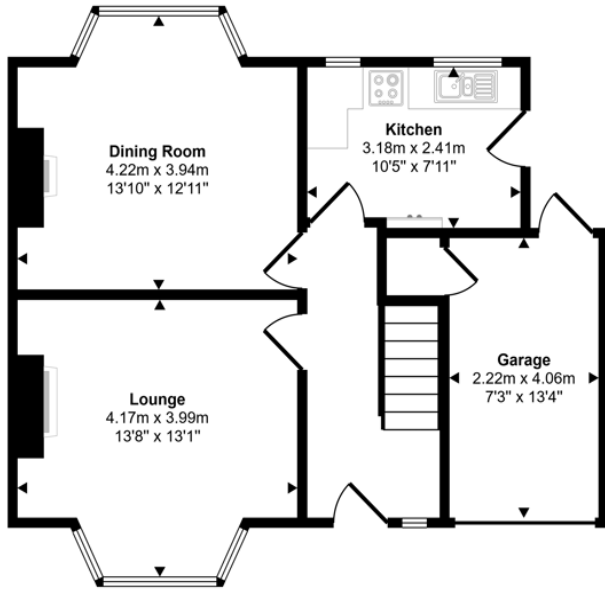
Sewerage: Standard UK domestic

Air conditioning: No

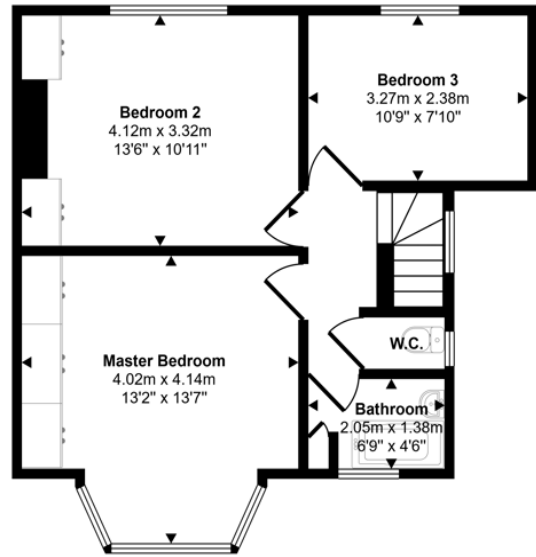
Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

Approx Gross Internal Area  
104 sq m / 1119 sq ft



Ground Floor  
Approx 57 sq m / 618 sq ft



First Floor  
Approx 47 sq m / 502 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			73
(55-68) <b>D</b>			
(39-54) <b>E</b>		49	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Sutherland Avenue, Fenham, Newcastle upon Tyne, Tyne and Wear, NE4 9NR

Contact your local branch today for more information on this property:

**134 High Street, Peterborough, Cambridgeshire, PE2 8DP, [www.mandairs.co.uk](http://www.mandairs.co.uk)**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

