

## Offers Over £280,000

### Grange Road, Fenham, NE4



- Detached house
- Double glazing to most windows
- No chain
- Superb rear garden plot
- Gas central heating
- Ideal project
- Driveway and single garage
- Requires modernisation
- Popular street

Situated on Grange Road in Fenham, this unique detached house has three good sized bedrooms, each of which has the rare feature of a main and side window. The living room also enjoys this feature. The house is ready for modernisation and upgrading to suit personal tastes, but the generous rear garden makes this a very special plot, and one which should bring great pleasure and enjoyment to it's next owners.

The house has gas central heating and double glazing to most windows. The area is convenient for several popular schools, which include Dame Allen's, St Cuthbert's, Sacred Heart and the Westgate Community college. The A69, and A1 western

bypass are only a short drive away and a range of local shops and restaurants can be found nearby.

No chain. Freehold. Council tax band D. Energy rating C.

# Grange Road, Fenham, NE4

## Hallway

## w.c.

## Living room

With bay window and windows to both sides.  
Two radiators.

## Dining room

Radiator. Patio doors to :

## Conservatory

## Kitchen

Radiator. Fitted units.

## Utility room

With gas boiler, plumbing for washer, Door to garden. Door to garage.

## First floor landing

## Bedroom one

With bay window, fitted shelves and wardrobe.

## Bedroom two

Radiator. Fitted wardrobe

## Bedroom three

Radiator. Fitted wardrobe.

## Bathroom

Radiator. Bath, sink and w.c.

## Outside

Garden, driveway and single attached garage.  
Generous garden to rear with westerly aspect.  
The size will be a very great feature to enjoy, especially when family and friends come to visit.

## Mining

The North East has a rich mining heritage and any buyer is advised that their conveyancer should check via a mining search before exchange of contracts.

## Utilities

Mains gas, water, electricity are connected.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



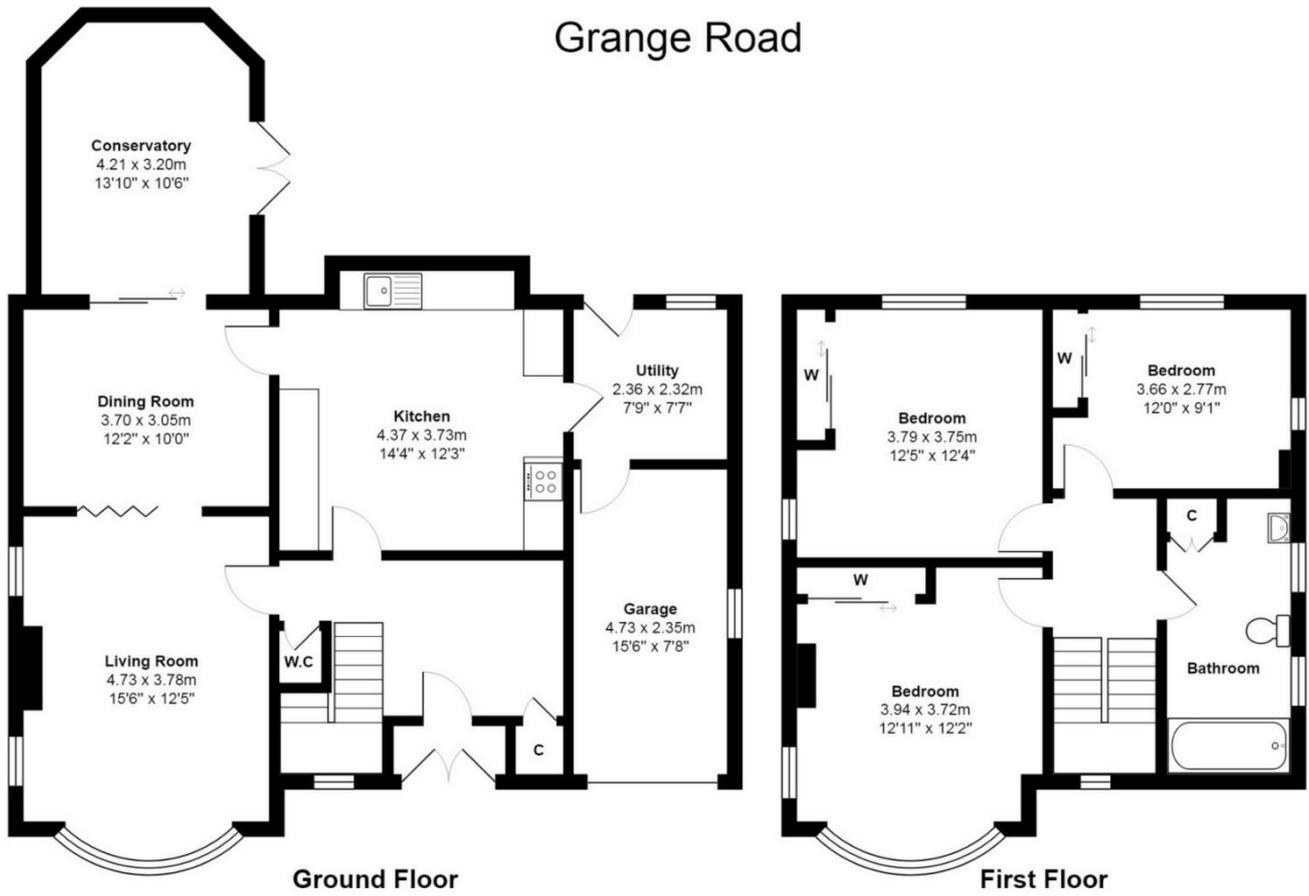








# Grange Road



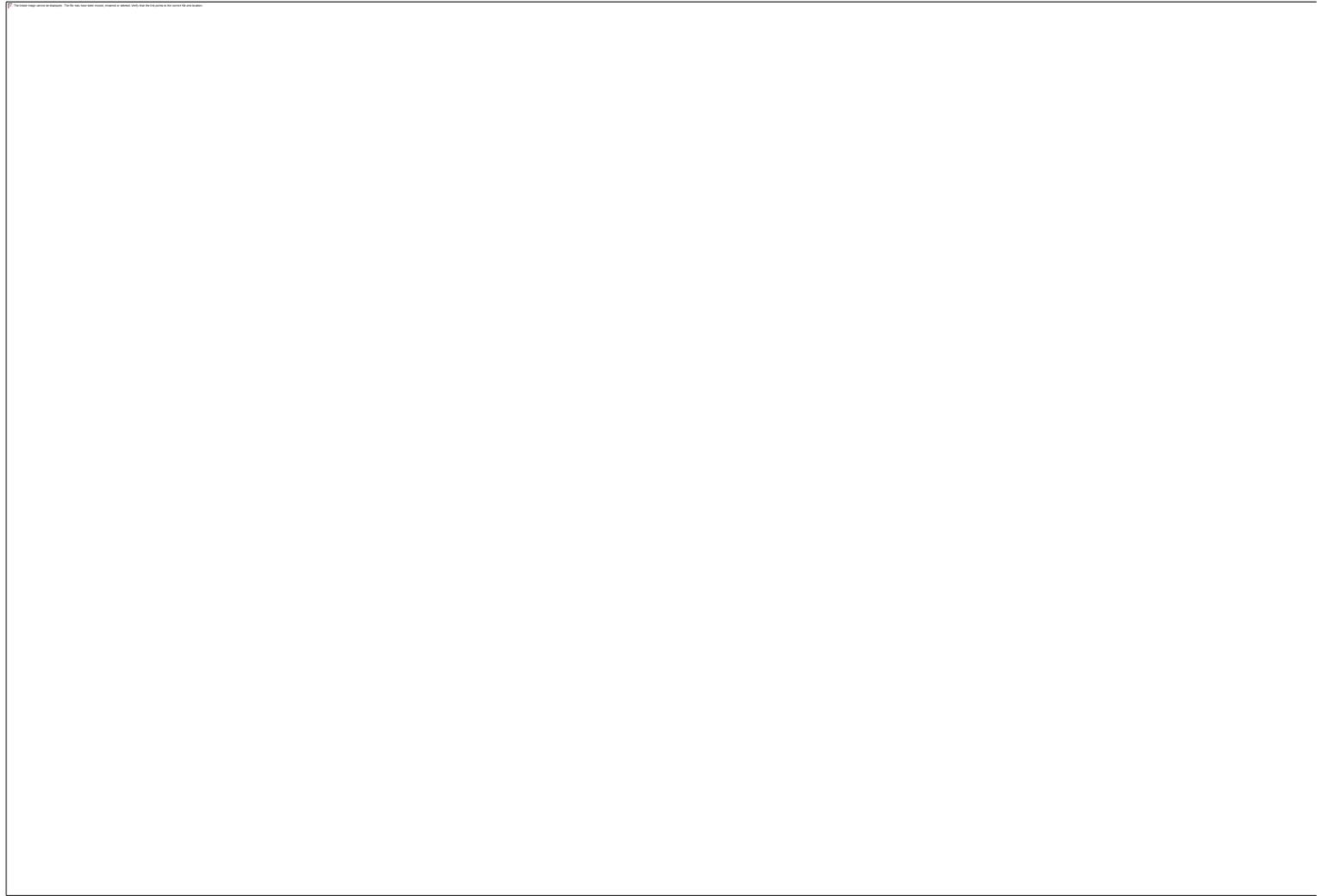
Total Area: 155.7 m<sup>2</sup> ... 1676 ft<sup>2</sup>



All measurements are approximate and for display purposes only

## Directions

## Location



### VIEWING BY APPOINTMENT WITH AGENTS NOEL HARRIS HOME SALES

Spaceworks, Benton Park Road, South Gosforth, Newcastle upon Tyne, Tyne and Wear, NE7 7LX T: 01914862029 E: noel@noelharris.co.uk W:  
www.noelharris.co.uk

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.