



Tucked away in a peaceful neighbourhood, this charming period semi-detached house offers a perfect blend of character and modern convenience. Boasting four well-proportioned bedrooms, this property is ideal for growing families seeking a spacious home. The garden provides a tranquil space for relaxation and outdoor entertaining, while the convenience of off-street parking adds to the practicality of this residence. The interior is tastefully decorated with a harmonious mix of traditional features and contemporary finishes, creating a warm and welcoming atmosphere throughout. Situated in a sought-after location, this property is within easy reach of local amenities, schools, and transport links, making it an ideal choice for those looking for a comfortable and convenient family home. Don't miss the opportunity to make this delightful property your own. Contact us today to arrange a viewing.

Warenford Place

Fenham, Newcastle Upon Tyne,
NE5

Asking Price:

£235,000

EPC Rating: To be



Porch

Dining Room:

20'9" by 13'6" (6.32m by 4.11m)

Double glazed bay window, central heating radiator, stairs to first floor.

Open plan Living Room/Kitchen:

24'4" by 15' (7.42m by 4.57m)

Fitted with a range of wall and base units with work surfaces over, sink and drainer unit, plumbed for washing machine, integrated dishwasher, gas cooker point, extractor hood, heated towel radiator, skylight, double glazed window.



Shower Room:

7' by 3' (2.13m by 0.91m)

Shower cubicle, wash hand basin, WC, heated towel radiator, frosted double glazed window.

Bedroom (ground floor):

16'2" by 9'8" (4.93m by 2.95m)

Laminate flooring, central heating radiator, double glazed window.



First Floor Landing:

For additional information and full photo gallery please visit www.redhotproperty.co.uk



Storage cupboard, loft access, double glazed window,

Bedroom:

15'2" by 11'2" (4.62m by 3.4m)

Central heating radiator, double glazed window.

Bedroom:

13' by 10'2" (3.96m by 3.1m)

Central heating radiator, double glazed box bay window.

Bedroom:

9'4" by 6'7" (2.84m by 2m)

Central heating radiator, double glazed window.



Bathroom:

10'10" by 4'9" (3.3m by 1.45m)

Bath with shower over, wash hand basin, WC, heated towel radiator, extractor fan, two frosted double glazed windows.

Disclaimer

Material Information:

The following information should be read and considered by any potential buyers prior to making transactional decision.

Services:

We are advised by the seller that the property has mains provided gas, electricity and water.

Parking Arrangements:

Driveway parking.

Broadband Speed:

The maximum speed for broadband in this area is shown by imputing the postcode into an online speed checker.

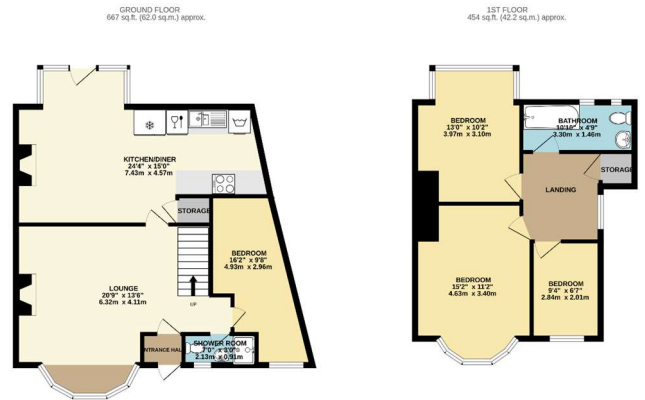


Northeast of England Ex Mining Area:

We operate in an ex-mining area. This property may have been built on or near an ex-mining site. More information can/will be clarified by the solicitors prior to completion.

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.





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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract