

Having undergone full refurbishment by current owners, this stylish mid-terrace home is located on the south backing side of Matfen Place in this desirable pocket of Fenham. Matfen Place, a no through road, is situated close to Newcastle City Centre and is also perfectly placed to give access to surrounding greenery, the Newcastle hospitals and is also only a short walk from one of the region's finest independent schools.

With stripped wood floors throughout most of the property, the accommodation briefly comprises: entrance lobby through to entrance hall with stairs to first floor; sitting room with walk in bay, stripped wood flooring, exposed chimney breast and feature bio-ethanol burning stove; dining room with stripped wood flooring, feature fireplace and French doors leading out to the rear yard; 19ft kitchen diner with a range of fitted units, work surfaces, spot and hanging lighting and French doors leading out to the rear yard. The first floor landing gives access to; four bedrooms, all with stripped wood flooring, bedrooms one with dual windows and bedroom two with feature fireplace; family bathroom with separate WC.

Externally, a front town garden with dwarf wall boundary and to the rear, pleasant rear yard, generous in size with a paved patio seating area, gravel, a brick built out-house, wall boundaries and gated access to then rear service lane.

Stylish Mid-Terrace Family Home | Fully Refurbished | 1,430 Sq ft (132.8m²) | Four Bedrooms | Sitting Room | Dining Room | 19ft Kitchen Diner | Family Bathroom with Separate WC | Front Town Garden & Enclosed South Facing Rear Yard | Popular Location | Freehold | Council Tax Band C | EPC: C

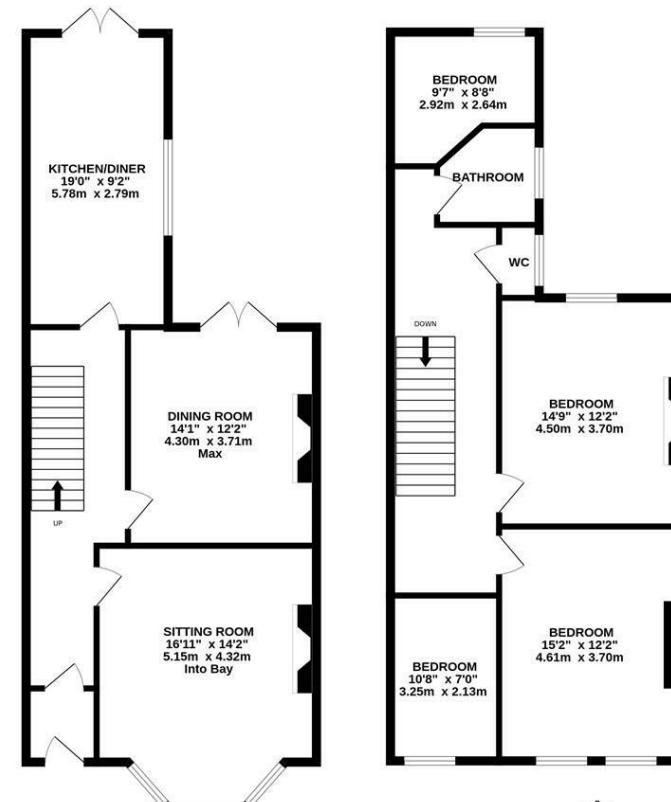
Offers Over £325,000

IMPORTANT NOTE: These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.



GROUND FLOOR
707 sq.ft. (65.7 sq.m.) approx.

1ST FLOOR
723 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA: 1430 sq.ft. (132.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The floorplan is a graphic representation and has not been tested and no guarantee as to their operability or efficiency can be given.
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