

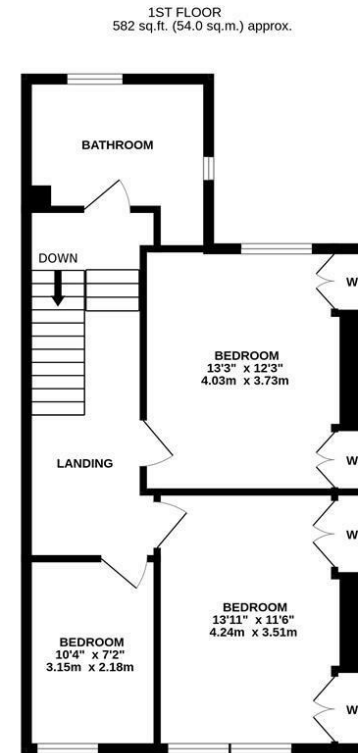
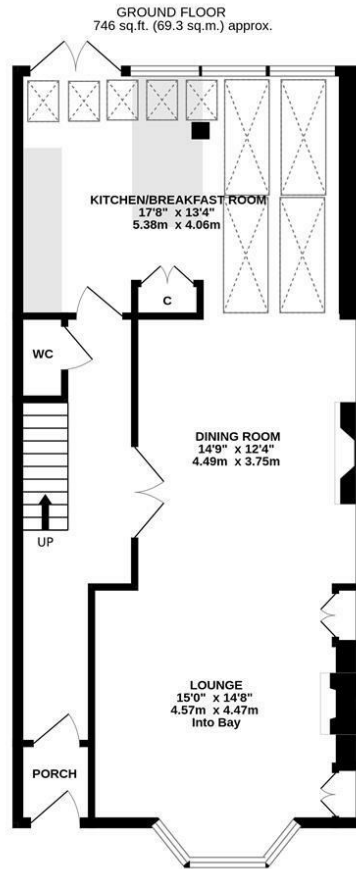
This well presented Edwardian family home is located in this desirable pocket of Fenham and offered to the market with no onward chain. Auburn gardens, a delightful pedestrianised terrace located close to Newcastle City Centre is perfectly placed to give access to surrounding greenery, the Newcastle hospitals and only a short walk from one of the region's finest independent schools. Extended and modernised, the house manages to retain many features associated with the period and mixes old and new with ease.

Boasting in excess of 1,300 Sq ft the accommodation briefly comprises: entrance porch through into well-lit hallway with wood flooring and separate WC; double doors through into a vast open-plan reception space, including lounge to the front with bay window and feature fireplace, open to a dining room area with second feature fireplace; a kitchen/ breakfast room, part of a sideways-return extension boasting a glass roof, modern fitted kitchen with integrated appliances and French doors leading out onto a private yard. The first floor has three bedrooms, two of which doubles both with fitted wardrobes; fully tiled family bathroom complete with under-floor heating. Externally there is a west-facing yard to the rear with roller garage door and a town garden to the front.

Extended Edwardian Terrace | 1,327 Sq ft (123.3 m2) | Pedestrianised Street | Three Bedrooms | Open Plan Reception | Lounge | Dining Room | 17ft Kitchen/ Breakfast Room With Sky-lighting | Ground Floor WC | Family Bathroom | Town Garden & West Facing Rear Yard | GCH & Part DG | Great Location | Council Tax Band: C | EPC Rating: D

**Offers Over £350,000**

**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.



TOTAL FLOOR AREA: 1327 sq.ft. (123.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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