

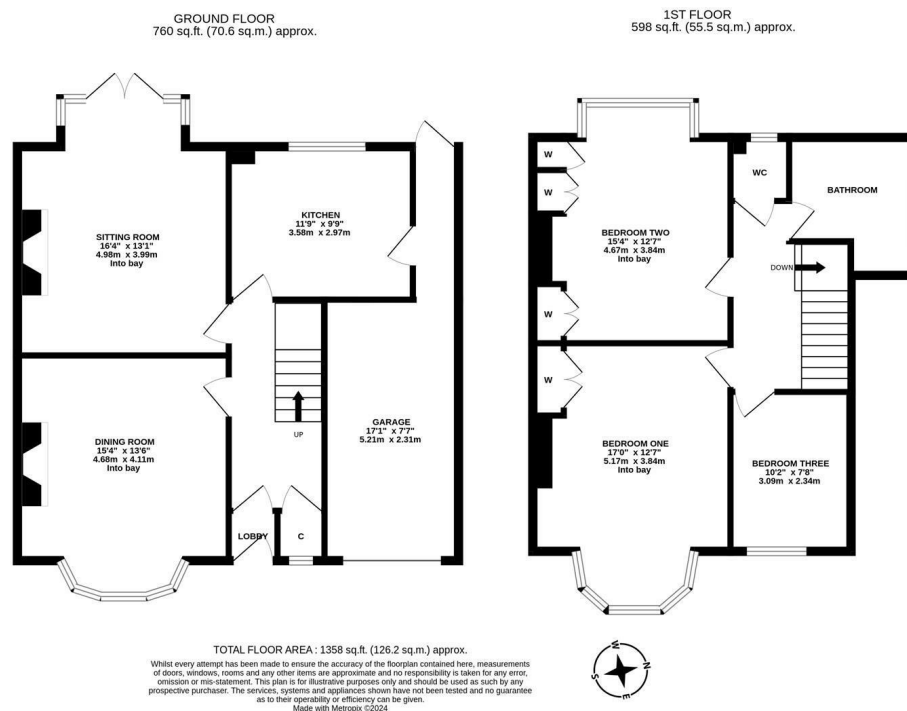


**THREE BEDROOM SEMI-DETACHED HOME** with **DELIGHTFUL WEST FACING REAR GARDENS!** This 1930's semi-detached family home is ideally located on Bolbec Road, Fenham. Positioned just off Fenham Hall Drive, Bolbec Road is situated close to the local shops and amenities, Dame Allan's School and within easy reach of Newcastle City Centre.

The accommodation briefly comprises: entrance lobby through to entrance hall with stairs to first floor and storage cupboard; sitting room with feature wood burning stove and walk in bay together with French doors leading out to the rear garden; dining room with walk in bay and feature fireplace; kitchen with a range of fitted units and work surfaces; 17ft garage with front and rear access. The first floor landing gives access to three bedrooms, bedrooms one and two both comfortable doubles with fitted wardrobe storage and walk in bays; family bathroom with three piece suite, spot lighting and separate WC. Externally, a front garden laid to lawn with a mixture of planting together with a driveway providing off-street parking, leading to the garage providing further off-street parking. To the rear, delightful west facing gardens laid mainly to lawn with some mature planting including a raised flowerbed, all enclosed with hedge boundaries. Early viewings are deemed essential to avoid disappointment.

1930's Semi-Detached Family Home | Three Bedrooms | 1,358 Sq ft (126.2m<sup>2</sup>) | Sitting Room | Dining Room | Kitchen | Family Bathroom with Separate WC | Front Garden & Driveway | Garage | Delightful West Facing Rear Gardens | GCH | Freehold | Council Tax Band D | EPC: D

**Offers Over £275,000**



**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.

