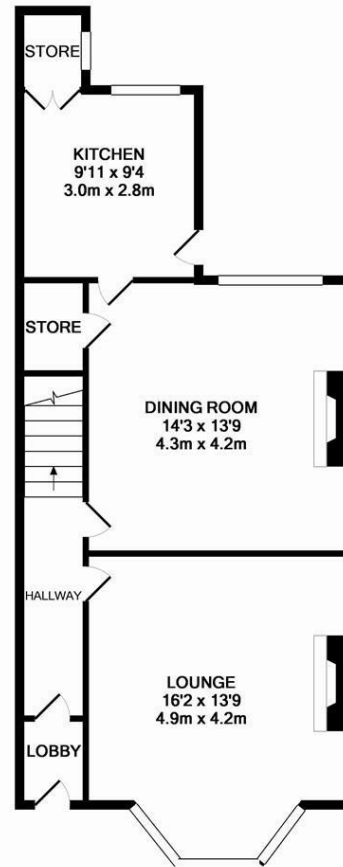
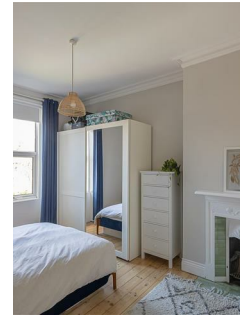




Well presented and bustling with period charm, an Edwardian mid-terrace located on Nuns Moor Road, Fenham. Nuns Moor Road, is conveniently situated to give access to the amenities and transport links of Nuns Moor Road and Wingrove Road.

Thought to have been originally constructed in 1906, the accommodation briefly comprises: entrance lobby through to entrance hall, lounge with walk-in bay and feature wood burning stove; dining room with period fireplace and stripped wood flooring, through to kitchen with fitted units and work surfaces which gives access to the rear garden. The first floor offers three bedrooms, both one and two with period fireplaces and a stylish refitted family bathroom with four-piece suite including a free standing bath, walk in shower and spot lighting. With a delightful lawned garden to the rear, the property also enjoys double glazed windows and simply must be viewed to be appreciated!

Well Presented Edwardian Terrace | 1,157 Sq Ft (107.5m<sup>2</sup>) | Three Bedrooms | Two Receptions | Kitchen | Stylish Family Bathroom with Four Piece Suite | Lawned Rear Garden | Period Features | Freehold | Council Tax Band C | EPC Rating: D



GROUND FLOOR  
APPROX. FLOOR  
AREA 596 SQ.FT.  
(55.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 561 SQ.FT.  
(52.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1157 SQ.FT. (107.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**Offers Over £280,000**

**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.

