

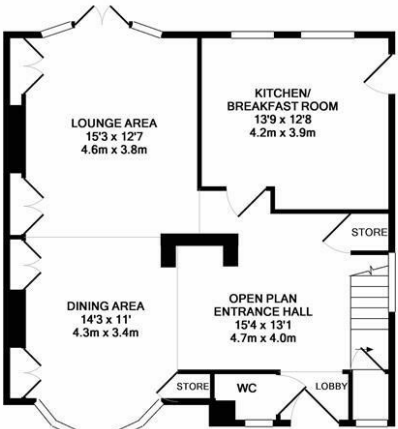


Thought to have been constructed circa 1925, this great three bedroom semi-detached family home located to the northern end of Wingrove Road, Fenham. Located close to Newcastle City Centre, Wingrove Road is ideally situated to give access to the surrounding greenery, the Newcastle hospitals and only a short walk from one of the region's finest independent schools.

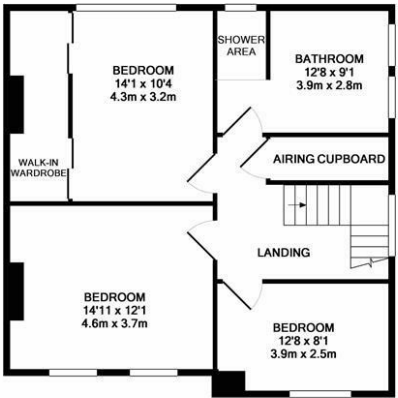
Offering modern, open-plan living to the ground floor and boasting in excess of 1,600 Sq ft, the accommodation briefly comprises; entrance lobby with ground floor WC, open to entrance hall and stairs to the first floor; impressive 24ft open plan lounge/dining room with walk-in bays and fitted storage; lounge area, again with fitted storage and door to the rear garden; re-fitted kitchen/breakfast room with door to the side and rear gardens. To the first floor, three double bedrooms, bedroom one to the rear of the house with walk in wardrobe and family bathroom with separate walk in shower. Externally, garden to the front with dwarf walled boundaries a 18ft garage and off street parking. To the rear, a generous walled mature garden, laid mainly to lawn with well stocked borders, paved patios, gravelled array and an array of planting. Fully double-glazed with gas central heating this great family home simply demands an early internal inspection!

Edwardian Semi-Detached Family Home | 1,629 Sq ft (151.4m2) | Three Double Bedrooms | 24ft Open Plan Lounge/Diner | Kitchen/Breakfast Room | Ground Floor WC | Bathroom | Driveway & 18ft Garage | Generous Walled Rear Gardens | Great Location | DG & GCH | Freehold | Council Tax Band E

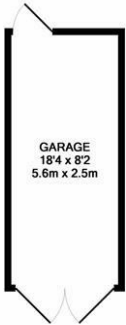
EPC: C



GROUND FLOOR
APPROX. FLOOR
AREA 902 SQ.FT.
(83.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 727 SQ.FT.
(67.6 SQ.M.)



TOTAL APPROX. FLOOR AREA 1629 SQ.FT. (151.4 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 £375,000

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.

