

NO ONWARD CHAIN! This delightful Edwardian family home ideally located on one of Fenham's most popular residential terraces. Simonburn Avenue, 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.

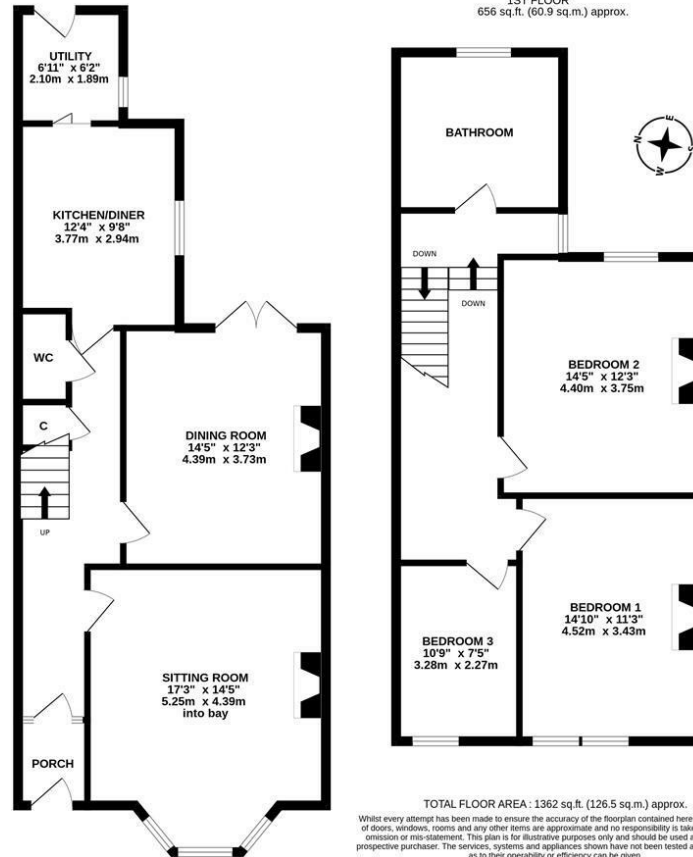
With a wealth of period charm and boasting close to 1,400 Sq ft, the accommodation briefly comprises: entrance porch through to entrance hall with stripped wood flooring, under-stairs storage cupboard and separate under-stairs WC; sitting room with stripped wood flooring, walk in bay, feature living flame gas fire wood burning stove and ceiling rose; dining room with stripped wood flooring and feature wood burning stove, French doors leading out to the rear yard and both spot and hanging lighting; kitchen diner with a range of fitted units together with hardwood work surfaces, Belfast sink unit and spot lighting, utility room with rear door access to the yard. The split level first floor landing with spot lighting gives access to three bedrooms; bedrooms one and two both measuring 14ft, bedroom one with dual windows and feature fireplace, bedroom two with fireplace; generous family bathroom complete with four piece suite including a free standing roll top bath and spot lighting. Externally, a front town garden with dwarf wall boundary and to the rear, an enclosed yard with two raised decked patio seating areas, wall boundaries and gated access to the rear service lane. With period charm and modern fixtures and fittings, this great home demands an internal inspection!

Edwardian Mid-Terrace | 1,362 Sq ft (126.5m<sup>2</sup>) | Three Bedrooms | Sitting Room | Dining Room | Kitchen Diner | Utility Room | Downstairs WC | Family Bathroom | Rear Yard | Popular Location | Period Features | No Onward Chain | Freehold | Council Tax Band C | EPC: C



GROUND FLOOR  
706 sq.ft. (65.6 sq.m.) approx.

1ST FLOOR  
656 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA: 1362 sq.ft. (126.5 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 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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