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- Popular Area
- No Upper Chain
- Handy Utility
- Local Facilities Nearby
- Council Tax Band *B*
- Semi-Detached Bungalow
- Three Bedrooms
- Front & Rear Gardens
- Great Transport Links
- Call For More Information





**** Video Tour on our YouTube Channel | https://youtu.be/_8fAA3xnVHw ****

Jan Forster Estates welcome to the sale market this well-presented, semi-detached, dormer bungalow, located on Middleton Avenue in Fenham. Offered with the benefit of no upper chain, this home represents an excellent opportunity for a swift and smooth purchase.

This property is ideally located for easy access to a wealth of local amenities. It is within close proximity to top-rated schools, St James' Retail Park, and the A1 motorway, offering excellent connectivity for both work and leisure. Additionally, regular public transport services provide convenient links to Newcastle City Centre.

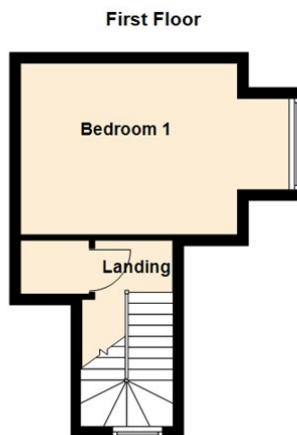
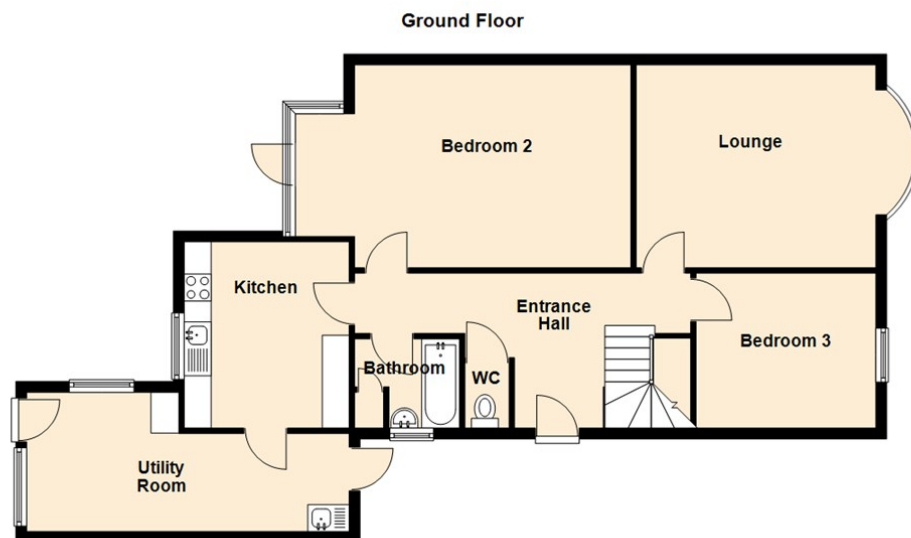
The accommodation briefly comprises: an inviting entrance hallway leading to a spacious lounge featuring a charming bay window and a fireplace; well-appointed kitchen equipped with both wall and base units, providing ample storage and workspace; three bedrooms- the main one is situated on the first floor, while the second bedroom offers convenient access to the garden; and a family bathroom with a separate WC. Additionally, a practical utility room provides further rear access to the property. Externally to the front, there is a charming garden with planted bushes and flowers. To the rear- you can find an easy to maintain garden with patio areas and plant borders.

We anticipate a high level of interest in this charming property. For more information and to book a viewing, please, call our Gosforth office on 0191 236 2070.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band *B*.






Lounge 11'11" x 17'5" (3.64 x 5.31)

Kitchen 10'2" x 11'11" (3.10 x 3.64)

Bedroom One 9'10" x 17'10" (3.00 x 5.45)

Bedroom Two 12'0" x 17'10" (3.66 x 5.44)

Bedroom Three 10'8" x 9'5" (3.26 x 2.89)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

The difference between house and home

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