



### 3 bed semi-detached house to buy in NE4

Shipley Avenue, Fenham, Newcastle upon Tyne, Tyne and Wear, NE4 9RA

**£220,000** Offers Over

 x3  x1  x2

Tenure  
**Freehold**

### Property features

- ✓ Semi Detached House
- ✓ Three Bedrooms
- ✓ Fitted Kitchen
- ✓ Garden to Rear
- ✓ EPC Rating D

Driveway parking

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

Three Bedroom Semi-Detached House – Shipley Avenue, Fenham

A well-presented three-bedroom semi-detached home situated on the popular Shipley Avenue in Fenham. This attractive property offers spacious accommodation throughout and is ideal for families or first-time buyers alike. The ground floor briefly comprises an inviting entrance hallway, a bright and comfortable lounge, a separate dining room perfect for entertaining, and a modern fitted kitchen with a range of contemporary wall and base units. To the first floor there are three well-proportioned bedrooms, an updated family bathroom featuring a large walk-in shower, and a separate WC.

Externally, the property benefits from a generous and well-maintained garden, along with a double driveway providing ample off-street parking.

Early viewing is highly recommended to fully appreciate the accommodation on offer.

Council Tax Band: B

Tenure: Freehold

Price: Offers Over £220,000

Property Type: Semi-detached house

Parking: Driveway

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

## Entrance Porch

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## Hallway

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## Lounge

3.90m x 3.30m (12'9" x 10'9")



## Dining Room

4.20m x 3.30m (13'9" x 10'9")



## Kitchen

4.30m x 2.20m (14'1" x 7'2")



## Stairs to First Floor

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## Bedroom One

4.00m x 3.10m (13'1" x 10'2")



## Bedroom Two

3.60m x 3.10m (11'9" x 10'2")



## Bedroom Three

2.90m x 2.50m (9'6" x 8'2")



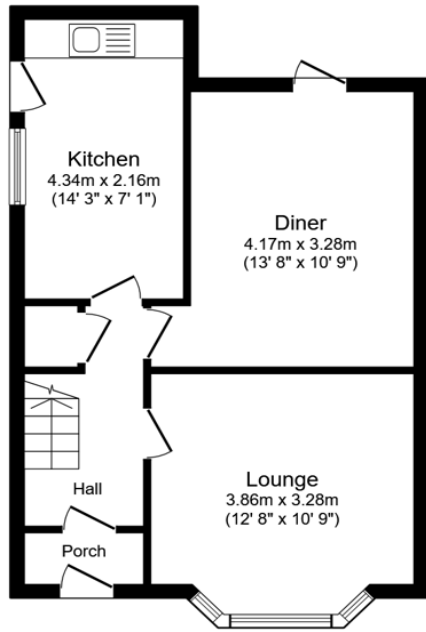
## Bathroom



## WC

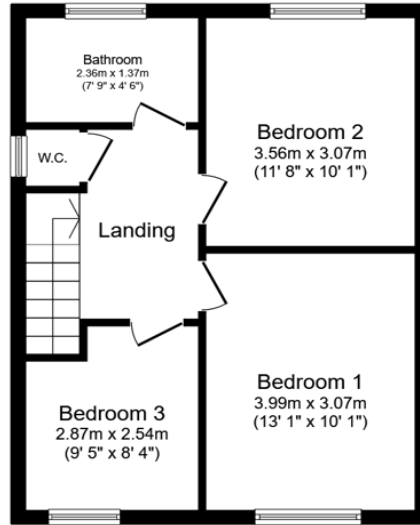
## External

Garden to rear. Driveway to front.



**Ground Floor**

Floor area 47.3 sq.m. (510 sq.ft.)



**First Floor**

Floor area 43.7 sq.m. (471 sq.ft.)

**Total floor area: 91.1 sq.m. (980 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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