



### 3 bed terraced house to buy in

Wingrove Avenue, Fenham, Newcastle upon Tyne, Tyne and Wear, NE4 9AB

**£195,000** Offers Over

 x3  x1  x1

Tenure

**Freehold**

On Street parking

### Property features

- ✓ Three Bedroom Terraced House
- ✓ Many Period Features
- ✓ Popular Location
- ✓ Good Transport Links
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

A beautifully presented three-bedroom terraced house situated on the popular Wingrove Avenue in Fenham, Newcastle upon Tyne. Finished to a high standard throughout, this spacious home offers a versatile layout with the added advantage of a flexible basement level, making it an excellent choice for both homeowners and investors. The property also benefits from having a current rental and electrical test in place, providing reassurance for those seeking a ready-to-let investment.

The accommodation comprises an inviting entrance hallway, a comfortable lounge and a modern kitchen diner designed for everyday living and entertaining. Stairs lead to the first floor where there are three well-proportioned bedrooms and a contemporary family bathroom. A further staircase descends to the lower-ground level, where the basement offers a flexible reception space that could serve as a home office, playroom or additional living area, along with a useful utility area and a convenient WC.

Ideally located close to the former General Hospital site—now part of an extensive and exciting redevelopment scheme—the property enjoys excellent access to local amenities, transport links and Newcastle city centre, making this a superb opportunity in a thriving and well-connected area.

Council Tax Band: B

Tenure: Freehold

Price: Offers Over £195,000

Property Type: Terraced House

Parking: On Street

Heating: Gas

## Entrance Hall

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### Lounge

5.50m x 4.50m (18'0" x 14'9")



### Kitchen Diner

4.00m x 3.50m (13'1" x 11'5")



## Stairs to First Floor

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### Bedroom One

4.00m x 3.50m (13'1" x 11'5")

### Bedroom Two



### Bedroom Three

3.00m x 2.00m (9'10" x 6'6")



## Bathroom

## Basement



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## WC

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## Utility

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## External

Yard to the rear.



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>	72	80
(55-68) <b>D</b>		
(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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Contact your local branch today for more information on this property:

**79 Victoria Road East, Thornton-Cleveleys, Lancashire, FY5 5BU, [www.seea.co.uk/index.php](http://www.seea.co.uk/index.php)**

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