



NETHERBY DRIVE, FENHAM, NEWCASTLE UPON TYNE NE5 2RT

£100,000



**3 BED SEMI-DETACHED WITH LARGE TIMBER
FRAMED OFFICE/WORKSHOP/PLAYROOM LOCATED
TO THE REAR**

PROPERTY REFERENCE CODE: RS0104

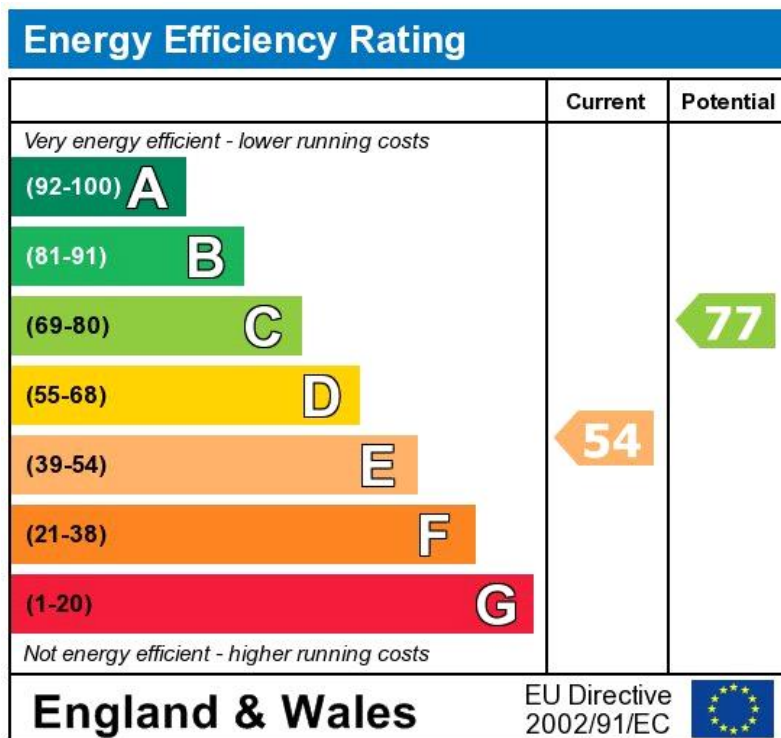
NETHERBY DRIVE, FENHAM, NEWCASTLE UPON TYNE NE5 2RT

****OPEN TO INVESTORS ONLY****

Offered with sitting tenants at a rental yield 7.5%

Wilson Defraime are delighted to bring to the market this deceptively spacious 3 bed Semi-Detached family home with front and rear gardens.

- CENTRAL HEATING
- DOUBLE GLAZING
- FIREPLACE
- FITTED BATHROOM
- FITTED KITCHEN
- GARAGE
- GARDEN
- INTEGRATED APPLIANCES
- NO ONWARD CHAIN
- OFF-STREET PARKING
- ON STREET/RESIDENTS PARKING
- PRIVATE GARDEN



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

This property consists of:

*****OPEN TO INVESTOR PURCHASE ONLY *****

This is a non standard construction property and therefore will require a specialist lender mortgage

Wilson Defraime are delighted to bring to the market this deceptively spacious 3 bed Semi-Detached family home with front and rear gardens. Benefiting from a large detached timber framed Office/Workshop/Playroom and garage to the rear of the property.

Ideally positioned for good commuting links to both A1 & A69 and convenient public transport links into Newcastle City centre.

Entrance hall (3.65m x 2.07m)

UPVC double glazed door to front elevation. Grey Slate effect Laminate to floors. Neutral decor to walls. Single radiator. Pendant light fitting to ceiling. Storage areas under stairwell and staircase leading to first floor landing. Doors leading to ground floor accommodation.

Lounge (4.17m x 3.65m narrowing too 3.19m)

Carpet to floors. Neutral decor to walls. Feature chimney breast wall. Oak fire surround. Chrome Gas fire with marble hearth & back panel. Large Double glazed window over looking front elevation. Pendant light fitting to ceiling. Pine glass double panelled doors leading to Kitchen/Diner.

Kitchen/Diner (6.38m x 2.63m)

Large kitchen/diner spanning the full rear of the property. Grey slate effect laminate to floors. Large range of beech effect wall and base units. Stainless steel electric Inset double oven with 4 ring stainless steel gashob and stainless steel splash back. Stainless steel single bowl and single drainer with chrome mixer tap. Black anthracite tiles to splash & black anthracite work tops. Breakfast area with space for 2 stools. 4 bulb semi flush chrome light fitting to kitchen area. Space for washing machine. Under bench fridge freezer integral. Double glazed UPVC window over looking rear elevation. Glazed door leading to side porch & WC. Door leading to entrance hall.

Neural decor to walls. Feature brick effect wall in dining area. Large double glazed UPVC french doors leading to rear garden. Pendant light fitting to ceiling. Single radiator.

Side porch (1.35m x 1.41m)

Double glazed window & door leading to side elevation. Tiled laminate to floors. Pine cladding to walls. Pendant light fitting to ceiling and door leading to ground floor WC.

WC (1.28m x 088m)

Tiled laminate to floors. Neutral decor to walls. Pendant light fitting to ceiling. Small window over looking side elevation. Low level WC. Baxi Combination boiler.

Staircase leading to first floor with carpet to stairs, neutral décor to walls, pine wood staircase and handrail leading to first floor landing.

First Floor Landing (1.70m x 1.35m)

Carpet to floors. Neutral decor to walls. Pendant light fitting to ceiling. Double glazed window over looking side elevation. Access to loft via hatch. Door leading to all first floor accommodation.

Master Bedroom Located at front of the property (3.65m x 3.10m)

Carpet to floors. Neutral decor to walls. Feature wall. Pendant light fitting to ceiling. 2 x storage cupboards. Double radiator. Large UPVC double glazed window over looking front elevation.

Bedroom 2 Located at the rear of the property (4.12 x 2.62m)

Carpet to Floors, Neutral decor to walls. Pendant light fitting to ceiling. Large storage cupboard. Large UPVC double glazed window over looking rear elevation. Large single radiator.

Bedroom 3 (2.61m x 2.81m narrowing too 2.08m)

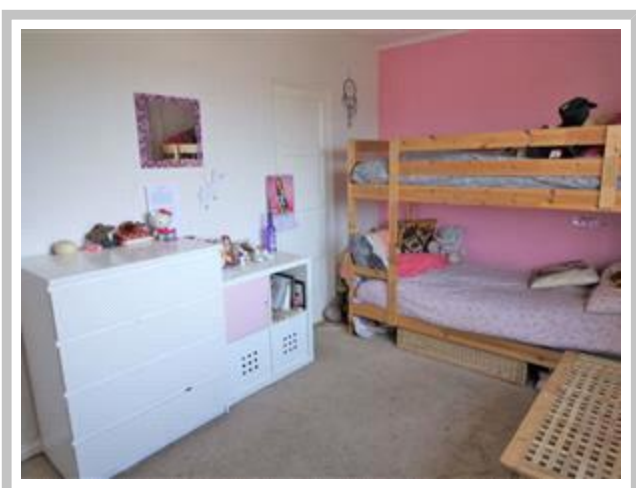
Carpet to floors, Neutral decor to walls. Feature wall. Pendant light fitting to ceiling. Single radiator. Window overlooking front elevation.

Bathroom (2.16m x 1.73m)

White & grey marble effect tiles to floors. 3-piece white suite with low level WC. Sink & bath with chrome pillar taps. Bath with electric shower above. Tiled walls to bath area. Neural decor to remaining walls light fitting to ceiling. Radiator & Upvc window over looking rear elevation.

Externally the property benefits from large front & rear garden. Shed that is located to the side of the property. Garage. Large driveway & large timber framed workshop/office/playroom in rear garden also benefiting from double glazing and gas central heating.







TENURE: We have been advised by the Vendors the property is Freehold.
It is advised to have this information verified by your legal representative; we take no legal responsibility given by a vendor/seller of its accuracy. It was not possible to verify and obtain this information given by means of any current documentation.