

BRUNTON

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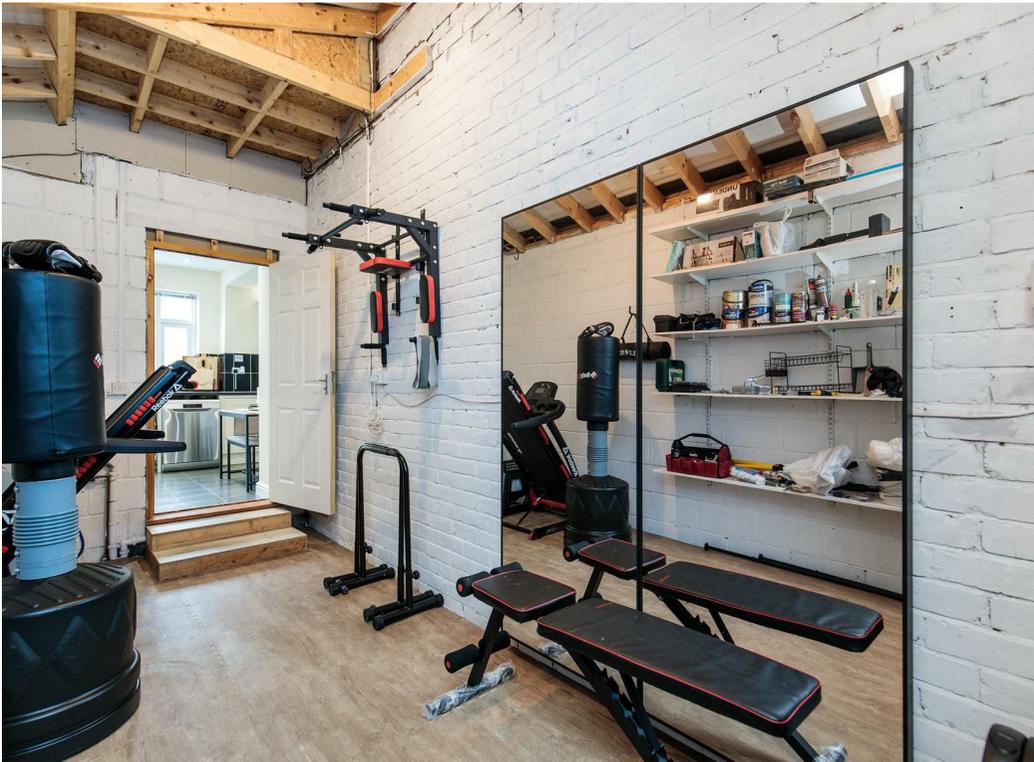
POWBURN GARDENS, FENHAM, NE4

Offers Over £285,000

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Great 1930's Semi Detached Family Home Located within the Heart of Fenham & Boasting Two Super Reception Rooms, Kitchen/Dining Room, Three Bedrooms, Stylish Re-Fitted Family Bathroom, Off Street parking plus Garage & Delightful Lawned Rear Gardens.

Thought to have been originally constructed around 1937, this well presented and extended semi-detached family home is ideally located on the desirable Powburn Gardens, Fenham. Powburn Gardens, which is tucked just off from Fenham Hall Drive, is well situated for easy access to the local shops and amenities as well as the surrounding greenery with excellent road transport links into Newcastle City Centre and throughout the region.

The property is also placed just a short walk from Newcastle's Town Moor, Wingrove Road and both Sacred Heart & Dame Allens Schools.

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Boasting in excess of 1,200 Sq ft, the internal accommodation briefly comprises: entrance hall with staircase to first floor and cloak cupboard; lounge with feature wood burning stove and walk-in bay; family room with walk-in bay; extended kitchen/breakfast room with integrated appliances, under-stairs storage cupboard and access to both the rear garden and garage.

The first floor landing gives access to three bedrooms, two of which are comfortable doubles with built in storage, bedroom one with walk in bay; bedroom three/study; hallway also with access to a boarded loft space via a wooden staircase, with 'Velux' roof lights, light and power; refitted family bathroom, separate WC. Externally, the front garden with walled boundaries provides a driveway with off street parking and gives access to a 16ft garage with roller door.

To the rear, a delightful and newly landscaped lawned garden with mature planting and walled and fenced boundaries and access onto the rear service lane. Fully double-glazed, with gas central heating this great family home simply demands an early internal inspection.



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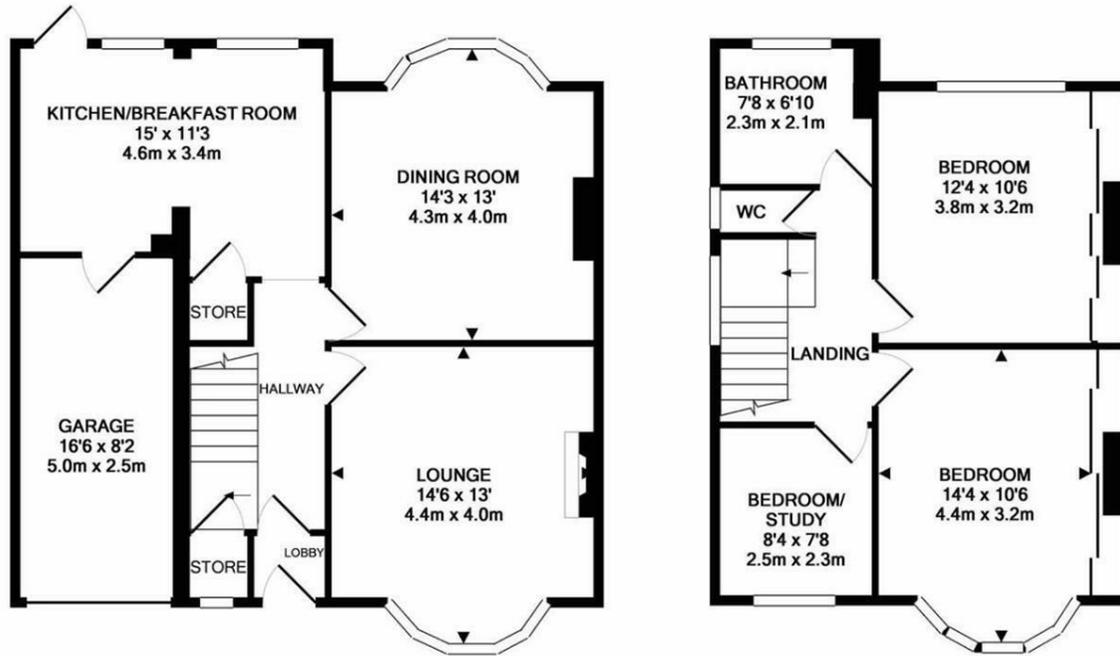
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND :

EPC RATING :

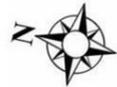


GROUND FLOOR
APPROX. FLOOR AREA
722 SQ.FT.
(67.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR AREA
502 SQ.FT.
(46.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1224 SQ.FT. (113.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	