

# BRUNTON

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## RESIDENTIAL



**LINDALE ROAD, FENHAM, NE4**

**Offers Over £290,000**

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Extended 1930's Semi-Detached Family Home Boasting Close to 1,600 Sq ft of Internal Living Space, with Two Excellent Reception Rooms, Open Plan Kitchen/Diner, Five Bedrooms, Family Bathroom plus Separate Shower Room, South Facing Lawned Gardens, Off Street Parking, Integral Garage & No Onward Chain!

Available with vacant possession, this excellent and extended 1930's semi-detached family home is ideally placed to the south backing side of Lindale Road, Fenham. Lindale Road, which is tucked just off from Wingrove Road North and Kingsway, is perfectly situated and is placed within easy reach of local shops, supermarkets, schooling and leisure facilities.

Regular public transport services provide convenient connections to Newcastle City Centre and surrounding areas, while the nearby A1 and A69 offer excellent road links across the region. With a range of everyday amenities and educational facilities close by, the area is particularly well-suited to families seeking a practical and well-connected location within Newcastle upon Tyne.

The property is also located just a short walk from Newcastle's Town Moor and indeed Newcastle City Centre which is placed just a 30 minute walk away.

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The internal accommodation comprises: Entrance hallway with under-stairs storage and stairs leading up to the first floor. To the right is a generous living room with walk-in bay window, enjoying excellent natural light, while further along the hallway is a spacious dining room, also with a walk-in bay window overlooking the rear garden and a decorative fireplace.

The open plan kitchen/diner offers ample space for both cooking and dining, fitted with a range of modern wall and base units complemented by work surfaces, a double oven and a hob. There is plumbing and space available for a dishwasher, while French doors open directly onto the rear garden, creating an easy connection between the indoor and outdoor space. An internal door from the kitchen provides convenient access to the integral garage.

To the first floor, the landing gives access to all five bedrooms, the family bathroom, a re-fitted shower room and a separate WC. The main bedroom is a particularly generous double bedroom with a bay window to the front, while a second large double bedroom also benefits from a bay window overlooking the rear garden. A further double bedroom and two additional well-proportioned bedrooms provide flexible accommodation for families, guests or those working from home. The family bathroom is fitted with a bath and wash basin, while the separate shower room includes a shower enclosure, wash basin and WC.

Externally, the property is approached via a driveway, providing off-road parking and leading to the integral garage. To the rear, is an enclosed south facing garden which features a patio area adjoining the house, a central lawn and established planting to the boundaries, creating an attractive outdoor space with plenty of room for seating, entertaining or family enjoyment.

Offered to the market with no onward chain, this excellent family home simply demands an early inspection and viewings are deemed essential.



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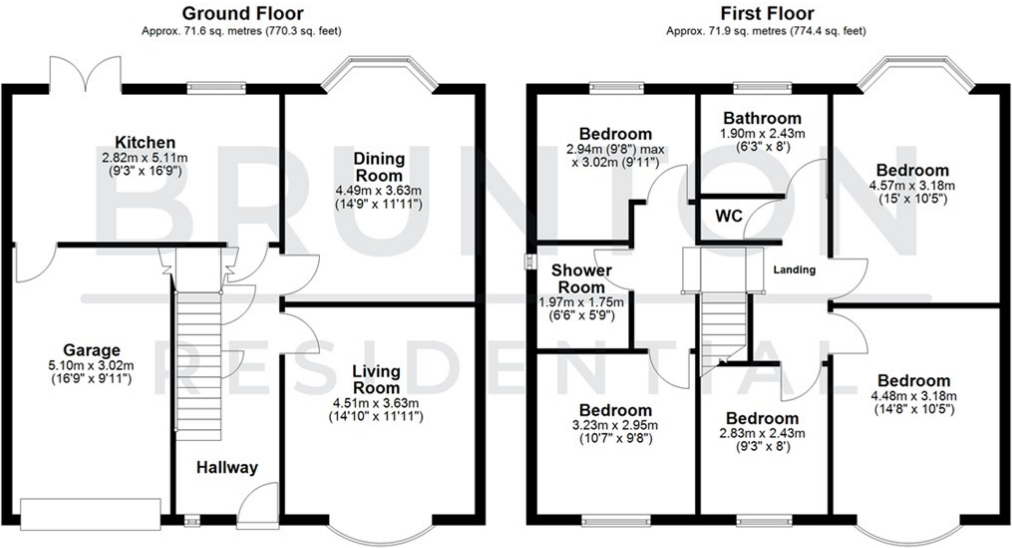
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : C



Total area: approx. 143.5 sq. metres (1544.7 sq. feet)

