

Hadrian Road, Fenham, Newcastle upon Tyne NE4 9QH

Auction Guide Price: £225,000

Available for sale by auction is this extended semi detached house located in Fenham. The accommodation to the ground floor briefly comprises of hallway, open plan lounge / dining room / kitchen, bedroom and WC. To the first floor is a landing, five bedrooms and bathroom. Externally, there is a large paved driveway to the front and garden to the rear.

The property is situated close to local public transport routes to and from Newcastle city centre, the MetroCentre, and easy access to the A1 and A69.

Early viewing is recommended.

Council Tax Band: B
EPC Rating: C

ROOK MATTHEWS SAYER

6 1 1

Extended Semi Detached House

Six Bedrooms

Open Plan Lounge/Dining/Kitchen

Vacant Possession

Ground Floor WC

Large Driveway & Rear Garden

For any more information regarding the property please contact us today

Hallway
Stairs to first floor landing. Radiator.

Lounge 14' 2" into bay x 12' 0" max (4.31m x 3.65
Double glazed box bay window to the front. Radiator. Opens into dining room.

Dining Room 11' 10" x 11' 8" (3.60m x 3.55m)
French door to the rear. Spotlights. Radiator. Opens into kitchen.

Kitchen 14' 9" x 8' 3" (4.49m x 2.51m)
Two double glazed windows to the rear. Sink/drainer. Spotlights.

Bedroom One 10' 5" x 7' 9" (3.17m x 2.36m)
Double glazed window to the front. Radiator.

WC
Low level WC. Pedestal wash hand basin.

First Floor Landing

Bedroom Two 15' 4" into bay x 10' 3" (4.67m x 3.12m)
Double glazed box bay window to the front. Radiator.

Bedroom Three 10' 7" x 10' 10" (3.22m x 3.30m)
Double glazed window to the rear. Radiator.

Bedroom Four10' 7" x 7' 1" (3.22m x 2.16m)
Double glazed window to the front. Radiator.

Bedroom Five 7' 1" x 12' 3" max (2.16m x 3.73m)
Double glazed window to the rear. Radiator.

Bedroom Six 7' 11" x 7' 11" (2.41m x 2.41m)
Double glazed window to the front. Radiator.

Bathroom 8' 7" max x 7' 4" (2.61m x 2.23m)
Frosted double glazed window to the rear. Shower cubicle. Panelled bath. Low level WC. Vanity wash hand basin. Heated towel rail.

External
Large driveway to the front. Garden to the rear.

T: 01912744661
Fenham@rmsestateagents.co.uk

ROOK MATTHEWS SAYER













T: 01912744661
Fenham@rmsestateagents.co.uk

ROOK MATTHEWS SAYER

AGENTS NOTE
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: Fibre
Mobile Signal Coverage Blackspot: No
Parking: Driveway

The property benefits from double glazing throughout.

MINING
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

RESTRICTIONS AND RIGHTS
Listed? No
Conservation Area? No
Restrictions on property? No
Easements, servitudes or wayleaves? No
Public rights of way through the property? No

RISKS
Flooding in last 5 years: No
Risk of Flooding: Zone 1
Any flood defences at the property: No
Coastal Erosion Risk: Low
Known safety risks at property (asbestos etc...): No

BUILDING WORKS
Any known planning permissions or proposals in the immediate locality: No
Outstanding building works at the property: No

ACCESSIBILITY
This property has no accessibility adaptations.

TENURE
It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

AUCTION DETAILS

For Sale by Auction: Thursday 10th December 2026
Bidding opens 24 hours prior at 10am
Option 2 - Terms and Conditions apply

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee.

Joint Agents: The Agents Property Auction Ltd. Tel 01661 831 360

Terms and conditions apply see website
www.agentspropertyauction.com

FN00010255/SJP/SP/24112025/V.1





T: 01912744661
Fenham@rmsestateagents.co.uk

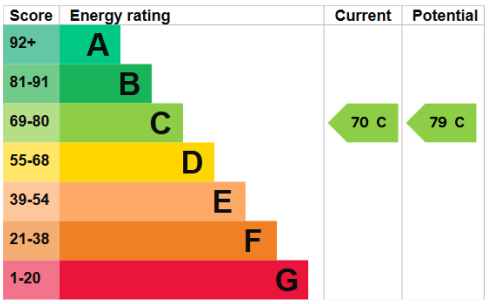
ROOK MATTHEWS SAYER











Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

The Property Ombudsman

T: 01912744661

Fenham@rmsestateagents.co.uk

ROOK MATTHEWS SAYER