



245 Wingrove Road

Fenham



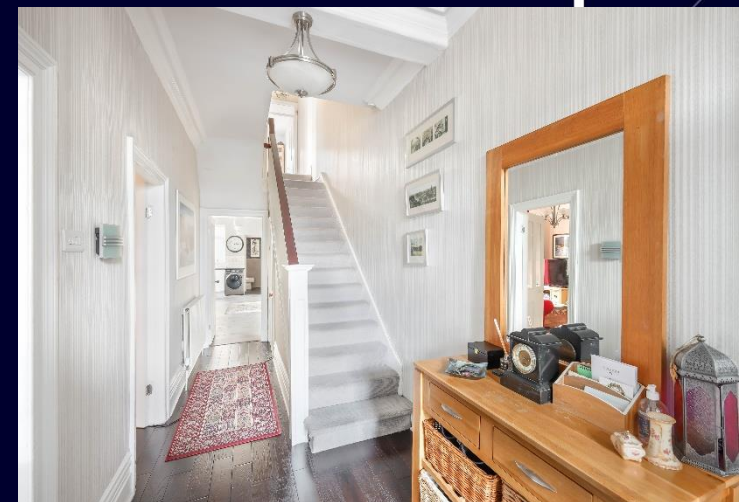
245 Wingrove Road, Fenham, NE4 9DD

Well Presented & Substantial Edwardian Terraced Home Offering an Abundance of Period Charm with a Contemporary Kitchen, Two Substantial Reception Rooms, Ground Floor WC, Five/Six Bedrooms, Two Bathrooms, West Facing Rear Courtyard & Garage!

This substantial three storey period family home is located on Wingrove Road in the desirable suburb of Fenham. Situated close to the local shops, amenities and transport links of Fenham, the property is also placed close to excellent local schooling and only a short walk from the surrounding greenery, as well as offering easy access into Newcastle City Centre.

Boasting in excess of 2,200 sq.ft, the internal accommodation comprises: Entrance vestibule | Main entrance hallway with staircase leading to the first floor | Front reception room with feature gas fireplace, alcove shelving and bay window with built in bench seat | Impressive sitting room which is generous in size with glazed French doors onto the rear gardens and beautiful ceiling rose | Contemporary kitchen with a range of modern cabinetry/worktops and integrated appliances throughout | Ground floor WC | Understairs storage





The staircase then lead to the first floor split level landing and onto four bedrooms | The principal bedroom enjoys a large double room with fitted storage and bay window to the front | Bedroom two is a further large double room | Bedroom three offers a smaller double room | Bedroom four is a single/study | Family bathroom with contemporary three piece suite.

The staircase then continues up to the second floor landing and onto a further generous double bedroom | Bedroom six/study is a smaller single room | Secondary family bathroom with walk in shower and stand alone tub.

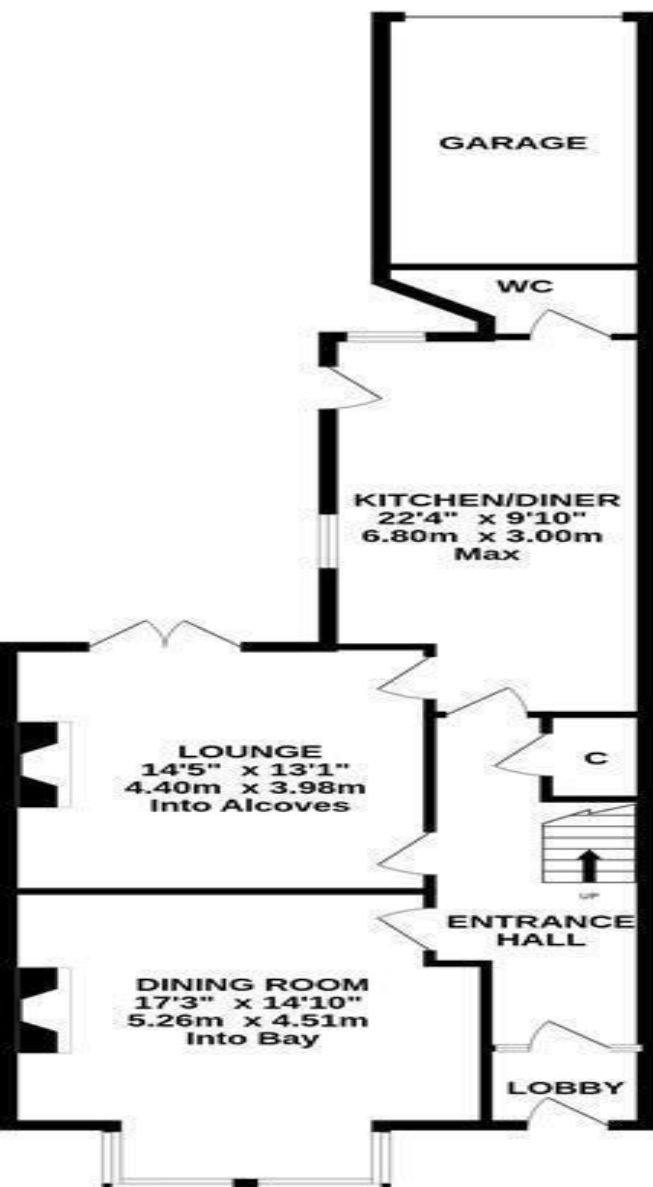
Externally, the property enjoys a raised town garden that is placed to the front with dwarf walled boundaries | To the rear is a westerly facing courtyard garden with access onto the service lane | Garage for secure parking/storage.

Well presented throughout, this wonderful family home simply demands an early inspection and internal viewings are deemed essential to fully appreciate the size and quality of accommodation on offer.

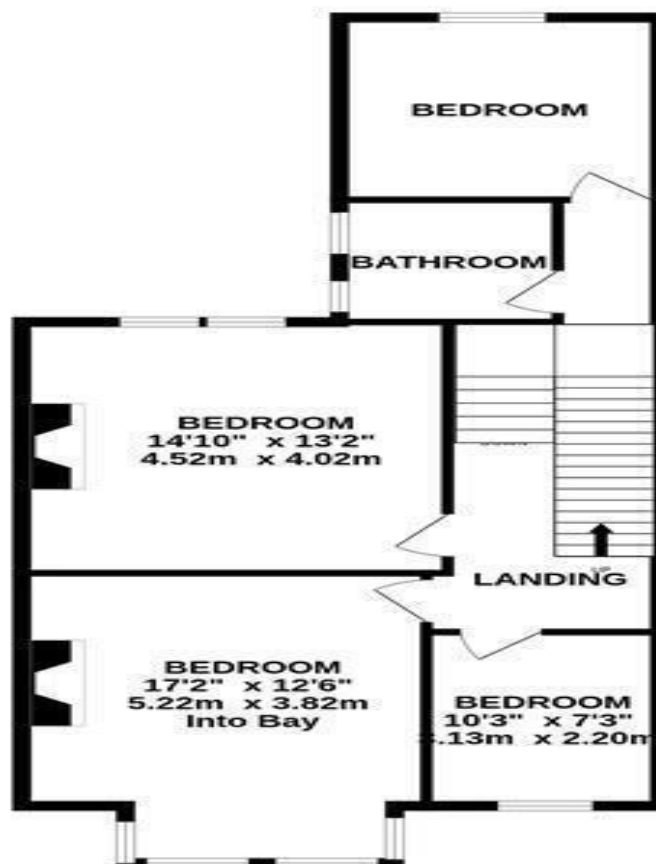
Services: Mains electric, gas, water & drainage | Tenure: Freehold | Council Tax: Band D | Energy Performance Certificate: Rating D

Price Guide: Offers Over £370,000

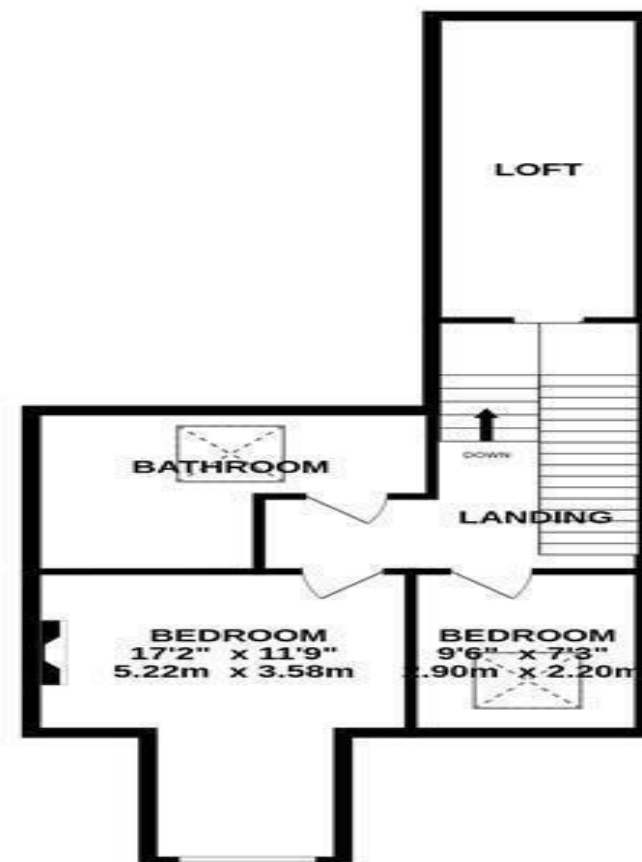
GROUND FLOOR
898 sq.ft. (83.4 sq.m.) approx.



1ST FLOOR
754 sq.ft. (70.1 sq.m.) approx.



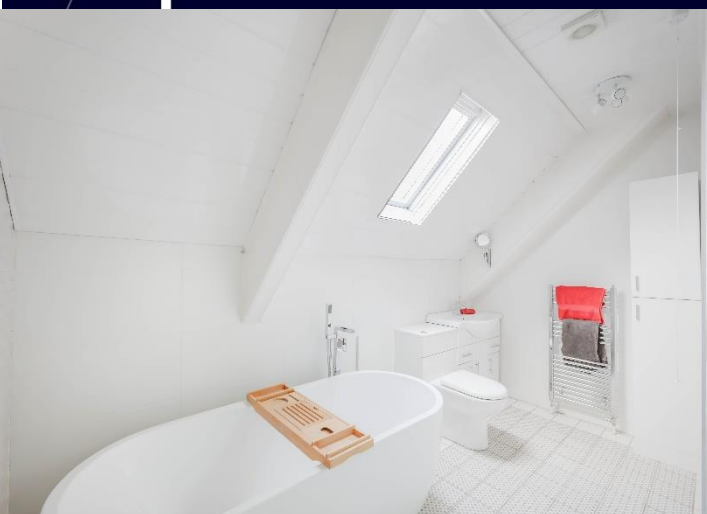
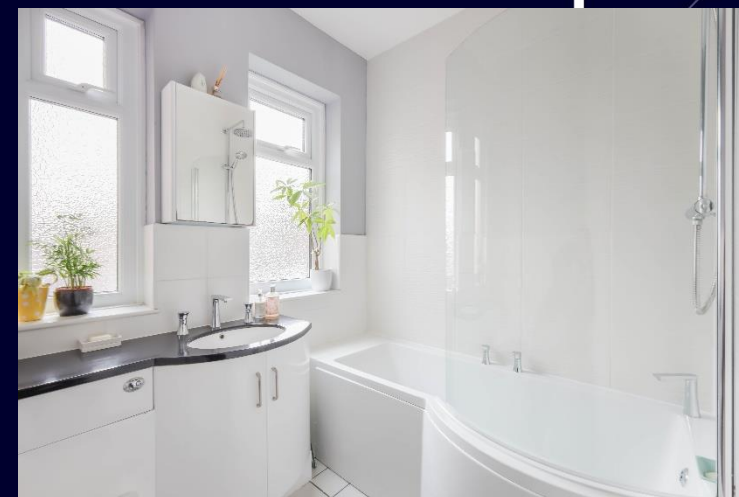
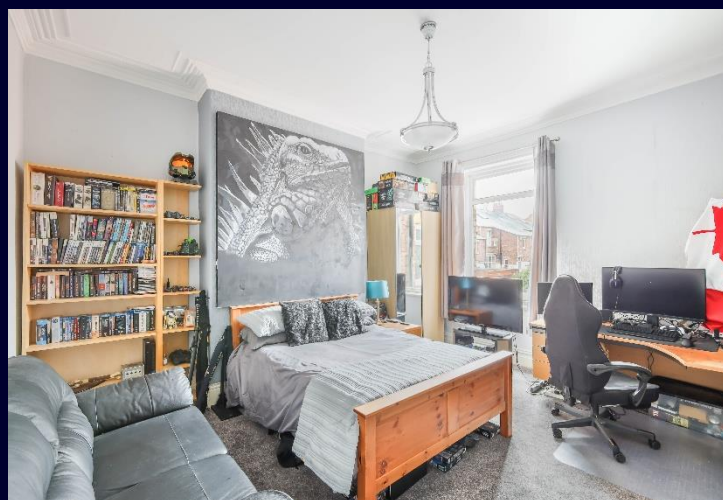
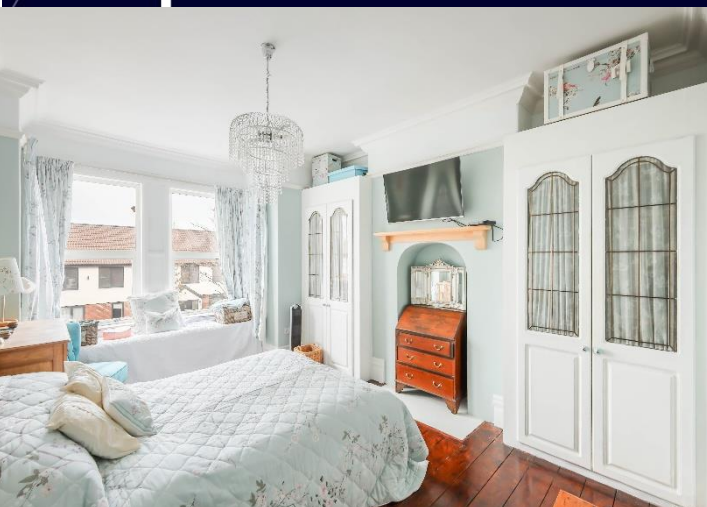
2ND FLOOR
557 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 2209 sq.ft. (205.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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