

19 Auburn Gardens

Fenham


SANDERSON
YOUNG







19 Auburn Gardens Fenham, NE4 9XP

Super Stylish & Well Presented Edwardian Family Home Offering a Wonderful Open Plan Kitchen/Breakfast Room, Two Beautifully Presented Reception Rooms, Utility Room, Three Bedrooms and Loft Space, Stunning Family Bathroom, Front Courtyard Garden and Private West Facing Rear Courtyard!

This fantastic period family home is perfectly situated in Auburn Gardens, Fenham. The property offers direct access to the shops and amenities of Fenham Hall Drive, whilst also being situated close to excellent independent schooling, Newcastle's Town Moor and indeed Newcastle City Centre itself.

Auburn Gardens, which is one of the very few pedestrianised walkways in the area, has become increasingly desirable in recent years and offers some of the finest period terraced homes within the Fenham locality.

Price Guide:
Offers Over £365,000







The internal accommodation comprises: Lobby | Entrance hall with staircase leading to the first floor | Impressive front lounge with period fireplace, ornate cornicing and walk-in bay window benefitting from plantation shutters overlooking the church gardens | Rear living room with beautiful fireplace and glazed French doors onto the rear courtyard | Large kitchen/breakfast room with modern cabinetry and worktops, skylight and French doors onto the courtyard | Utility room | Downstairs WC.

The stairs then lead to the first floor landing and give access onto three bedrooms | Bedroom one is a large double situated to the front with window overlooking the church gardens and plantation shutters | Bedroom two is a further double, placed to the rear | Bedroom three is a single/study | The landing gives further access to a fantastic refitted family bathroom with four piece suite.

The staircase then continues up to the second floor giving access to a further room measuring over 280 sq.ft with bay window (light storage only).



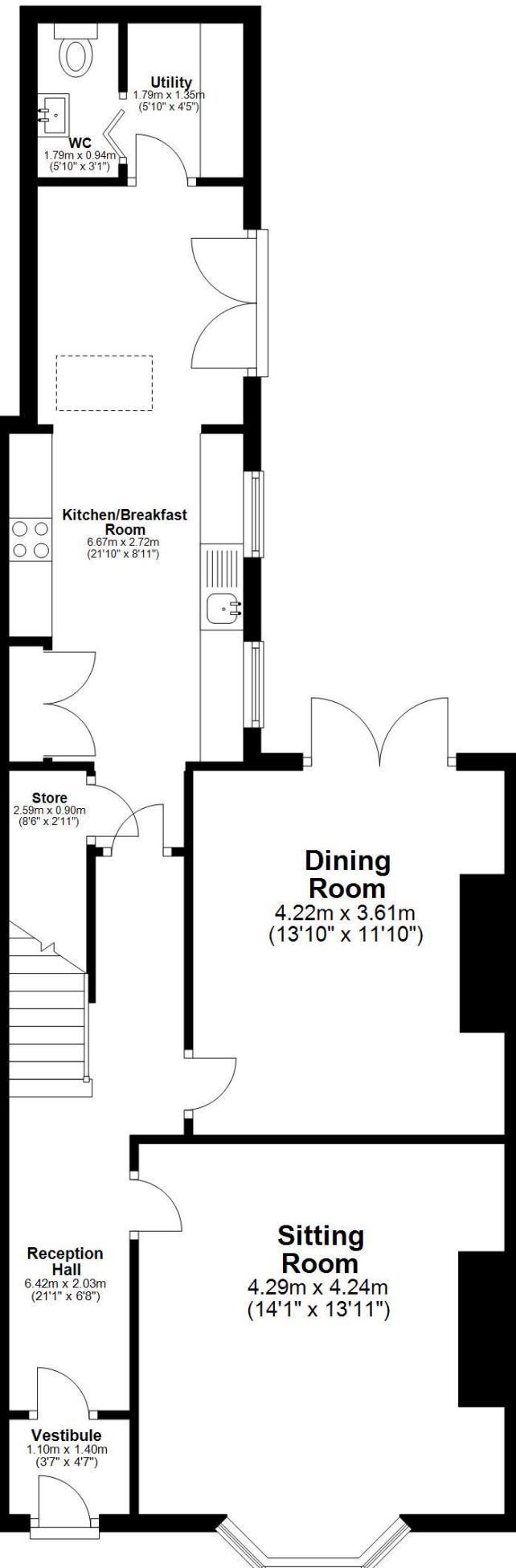
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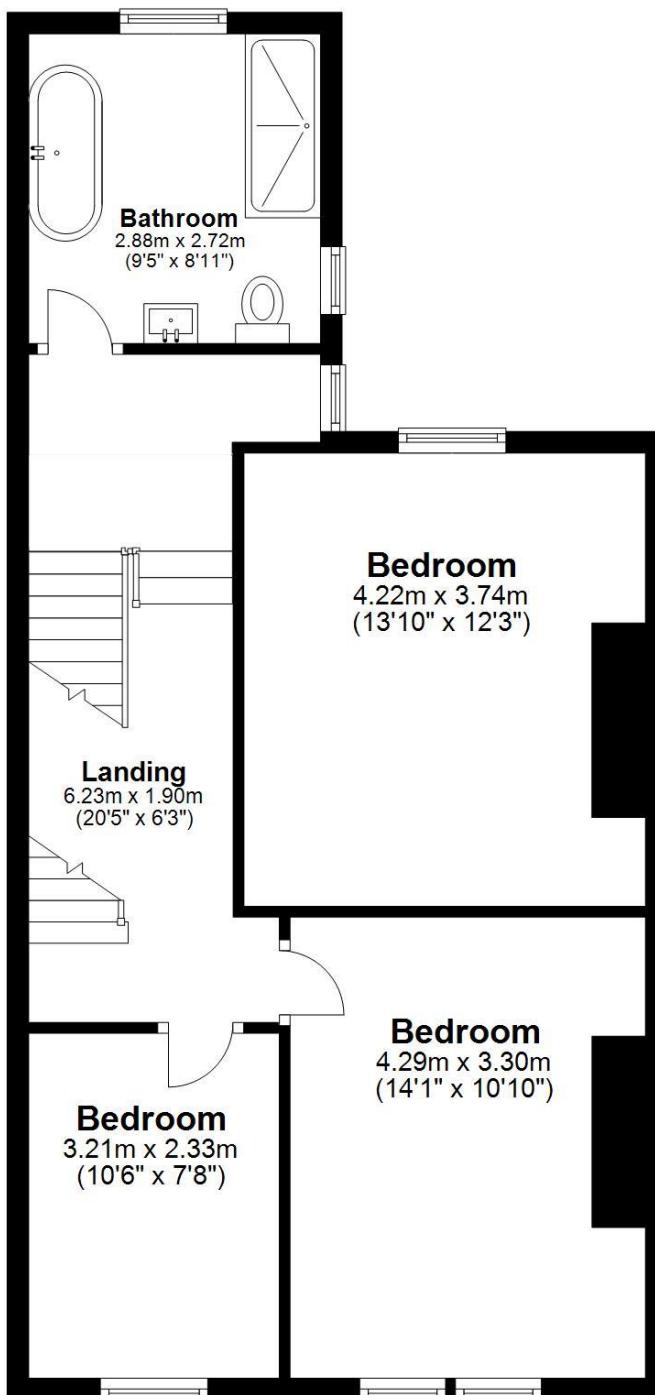
Ground Floor

Approx. 71.6 sq. metres (770.7 sq. feet)



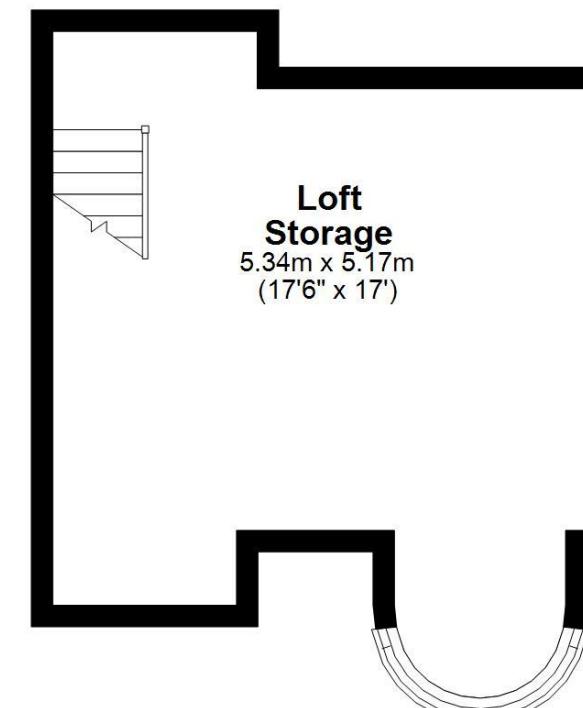
First Floor

Approx. 60.0 sq. metres (645.5 sq. feet)



Second Floor

Approx. 26.2 sq. metres (281.8 sq. feet)



Externally, the property enjoys a private east facing front garden, which has been relandscaped to a fantastic standard, with wrought iron fenced boundaries | To the rear is a lovely and private enclosed west facing courtyard with door leading onto the service lane.

The property has been beautifully renovated throughout to offer one of the finest Edwardian homes of its size within this direct locality.

The property is double glazed throughout and benefits from a gas 'Combi' central heating system.

Early viewings are deemed absolutely essential to fully appreciate the quality of accommodation on offer.

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

Total area: approx. 157.8 sq. metres (1698.0 sq. feet)

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