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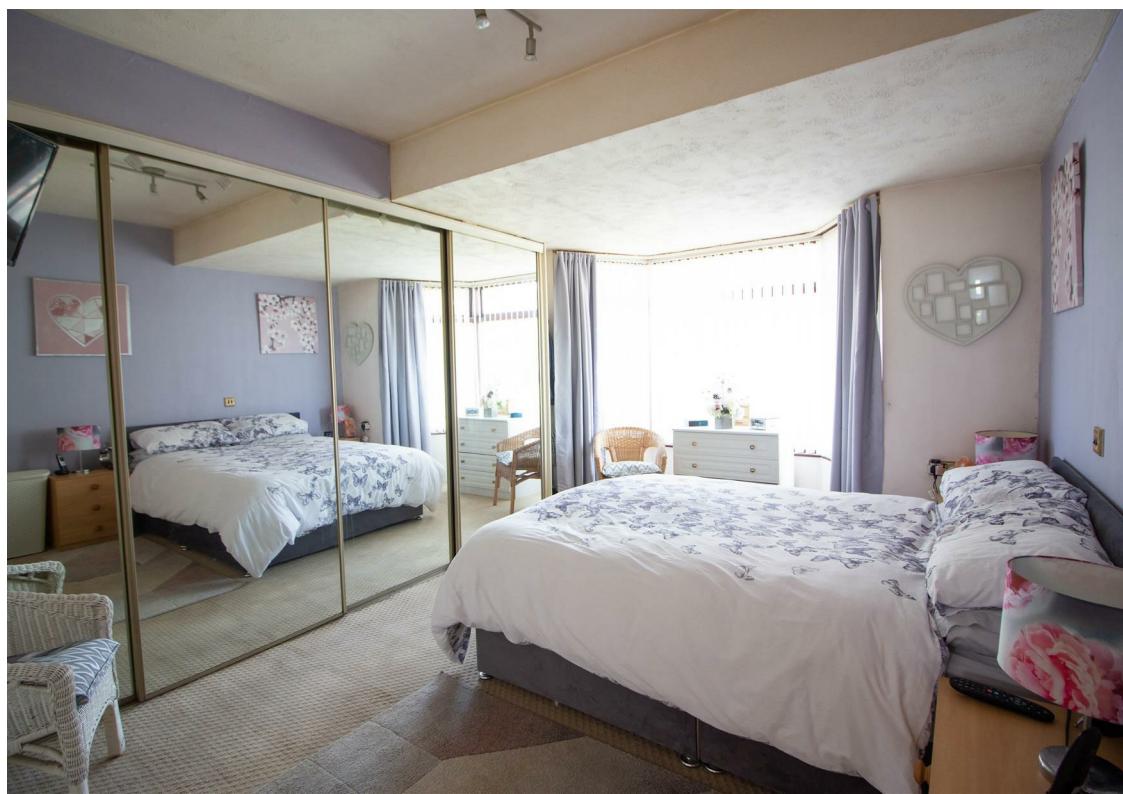


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- **Fantastic Location**
- **Conservatory**
- **Four Bedrooms**
- **Must Be Viewed**
- **Spacious Family Home**
- **Driveway & Garage**
- **Excellent Condition**
- **Council Tax Band B**





## FABULOUS GARDEN TO THE REAR | SEMI DETACHED FAMILY HOME | ENDLESS AMOUNT OF SPACE

Spacious semi detached family home located on Westholme Gardens, Fenham. The property has endless space throughout and presented to an excellent standard, ready to move straight into

The property briefly comprises:- a generous lounge/diner with bay window to the front and finished with a feature fireplace. There is also a good sized conservatory to the rear to enjoy the views over the rear garden. The kitchen has been fitted with light wall and base units, offering plenty of storage units and is fully tiled. You also have a downstairs WC and an office/fourth bedroom.

Off the landing, to the first floor, there are three double bedrooms; the main bedroom with fitted mirrored wardrobes. The modern family bathroom has been finished to a high standard, fully tiled and fitted with WC, sink and walk in shower.

Externally, the property has a driveway and garage. There are gardens to the front and rear where you can enjoy outside entertaining.

For more information and to book a viewing please call our Gosforth office on 0191 236 2070.

### Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

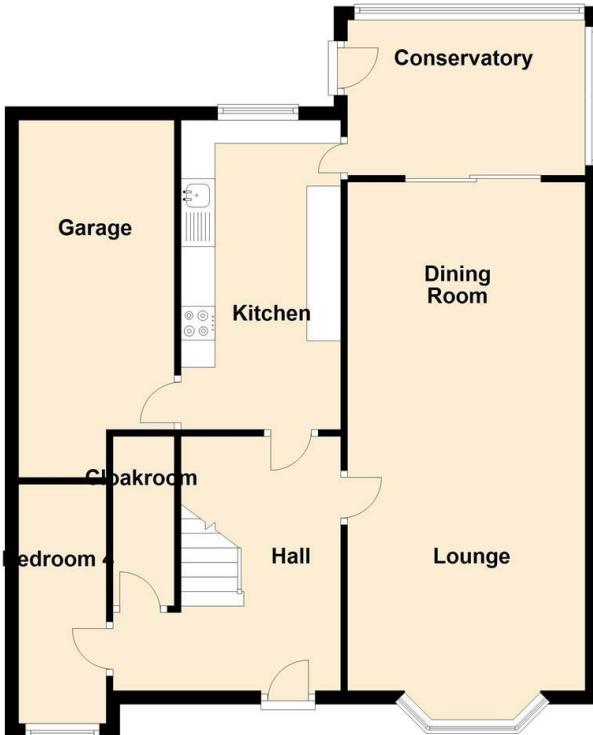
### Covid-19 Viewing Guidelines

For the safety of our clients, ourselves and our staff we are currently only allowing viewings to go ahead if viewers wear appropriate PPE (masks and gloves). Social distancing rules must also be adhered to at all times. Where possible we will encourage vendors to leave the property while the viewing is going ahead. We also will only allow 2 people to view a property at any one time. We may share contact numbers where requested by NHS to prevent the spread of Covid-19.

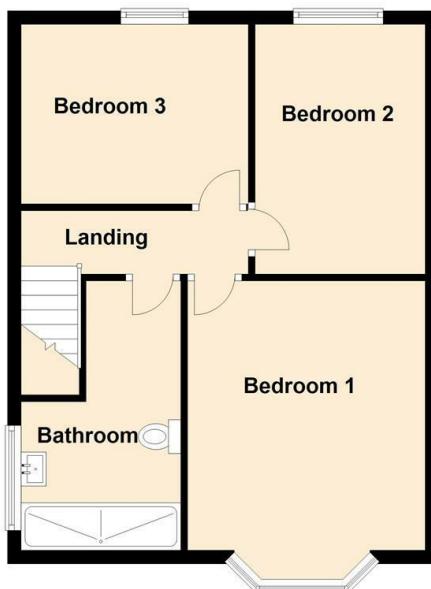
Council Tax band \*B\*



### Ground Floor



### First Floor



Lounge 11'5" x 11'3" (3.48 x 3.45)

Dining Area 12'1" x 12'1" (3.70 x 3.69)

Kitchen 7'9" x 14'8" (2.38 x 4.49)

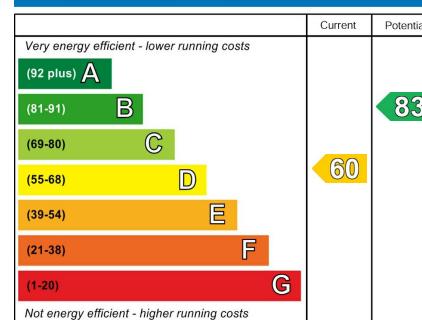
Bedroom One 12'7" x 12'0" (3.84 x 3.67)

Bedroom Two 8'7" x 10'7" (2.62 x 3.24)

Bedroom Three 7'6" x 9'8" (2.29 x 2.95)

Bedroom Four/Office 7'0" x 8'3" (2.14 x 2.54)

### Energy Efficiency Rating



## The difference between house and home

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