



Cherryburn Gardens

Fenham

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NOTE FOR
FINISHING
DEPARTMENT:

TRIM OFF 50mm
THIS SIDE

Internal viewing must be recommended of this well presented mid terraced house with luxury kitchen and bathroom. The property briefly comprises: entrance hallway, lounge with feature fireplace, dining room with patio doors to rear yard, beautifully fitted modern kitchen with integrated appliances, utility, stairs to first floor landing, three bedrooms, lovely modern fitted bathroom suite with walk in shower and separate w/c. Externally there is a yard to the rear with up and over garage door and a garden to the front of the property. The accommodation benefits from gas central heating via radiators and double glazing where stated.

£ 219,950

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19 Cherryburn Gardens, Fenham, Newcastle upon Tyne, NE4 9UQ

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The property comprises:

Lounge 14'3 x 16'1 into alcoves.

Feature fire place with wooden surround, marble effect back and hearth and living flame gas fire; coving and rose to ceiling; original sash windows to front; gas central heating radiator; television point

Dining room 13'9 x 11'9

Double glazed patio doors to rear yard; picture rail; coving and rose to ceiling; gas central heating radiators.

Kitchen 14'9 x 9'9

Range of fitted floor units with complimenting granite work surfaces; stainless steel circular sink with mixer taps; double glazed window to side; tiled splash backs to walls and tiled floor; integrated fridge and dishwasher; gas cooker point and fitted extractor hood; spot lights inset to ceiling. Step upto:

Utility

Utility area open to kitchen; fitted floor units matching kitchen units; plumbing facilities for automatic washing machine; integrated freezer; two built in storage cupboards; tiled floor; spot lights inset to ceiling; wall mounted combination boiler; single circular stainless steel sink with mixer taps; double glazed window to side and double glazed door to rear.

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First floor landing

Built in storage cupboard; roof light.

Bathroom 9'7 x 9'6

Three piece suite comprising roll top bath, pedestal wash hand basin, separate walk in shower cubicle with glass screen. Part tiled walls; tiled floor; heated towel rail/radiator; double glazed frosted window side and rear.

Master Bedroom 11'7 x 14'8

Single glazed window to rear; picture rail; coving to ceiling; gas central heating radiator.

Bedroom Two 10'8 x 13'5

Picture rail; coving to ceiling; gas central heating radiator; two single glazed windows to Front.

Bedroom three 7'5 x 10'2

Single glazed window; picture rail; gas central heating radiators.

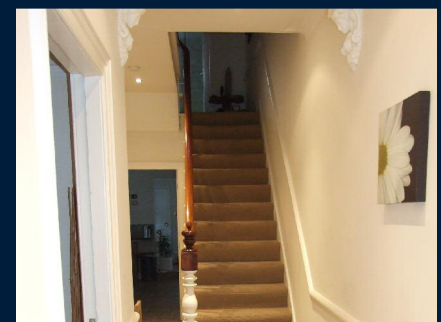
Separate w/c

Low level w/c; single glazed frosted window.

Externally

Enclosed private yard to rear with up and over garage door to back.

Garden to front with planted area.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(54-68) D			(54-68) D	58	59
(39-53) E			(39-53) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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