



## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

A well-presented and deceptively spacious two-bedroom upper flat, ideally located on the ever-popular Deanham Gardens in Fenham, Newcastle upon Tyne. Offering a fantastic opportunity for first-time buyers, downsizers, or investors alike, the property provides comfortable and well-balanced living accommodation throughout.

The property is accessed via a private ground floor entrance, with stairs leading to the first-floor landing. From here, the accommodation opens into a bright and airy lounge, offering a welcoming space for both relaxing and entertaining. The fitted kitchen provides a range of wall and base units with ample worktop space, making it both practical and functional for everyday living.

There are two well-proportioned bedrooms, each offering versatile space suitable for sleeping accommodation, a home office, or guest room. The property is completed by a family bathroom fitted with a three-piece suite.

Externally, the property benefits from its position within a pleasant residential street, with on-street parking available and easy access to nearby green spaces.

Deanham Gardens is ideally situated for access to a wide range of local amenities including shops, supermarkets, and well-regarded schools. There are excellent transport links nearby providing easy access into Newcastle City Centre and surrounding areas, making this an ideal location for commuters.

Early viewing is highly recommended to fully appreciate the accommodation on offer.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 963

Price: £95,000

Property Type: Upper Flat

Parking: On Street

Heating: Gas

## Stairs to First Floor

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### Lounge

5.00m x 3.20m (16'4" x 10'5")



### Kitchen

2.20m x 3.30m (7'2" x 7'6")



### Bedroom One

4.50m x 3.80m (14'9" x 12'5")



### Bedroom Two

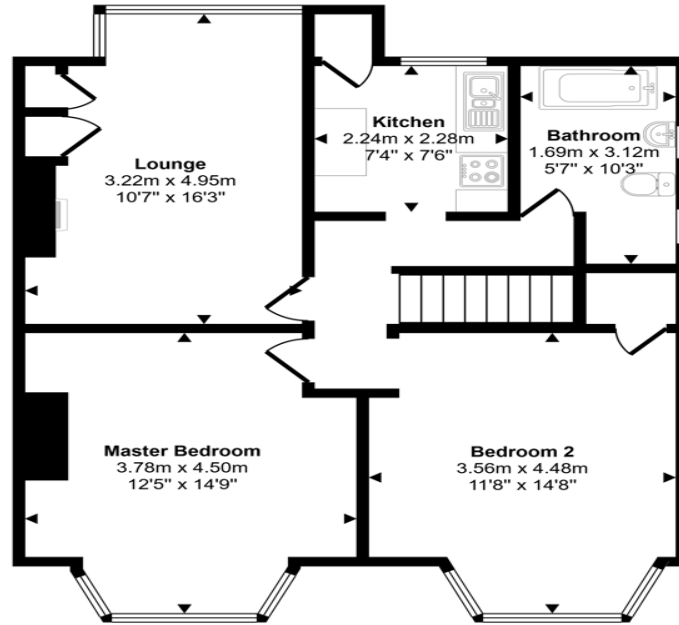
4.50m x 3.60m (14'9" x 11'9")



### Bathroom



**Approx Gross Internal Area**  
65 sq m / 698 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Deanham Gardens, Fenham, Newcastle upon Tyne, Tyne and Wear, NE5 2JD

Contact your local branch today for more information on this property:

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