



### 3 bed upper flat to buy in NE4

Wingrove Avenue, Fenham, Newcastle upon Tyne, Tyne and Wear, NE4 9AA

# £95,000

🏠 x3 🚗 x1 🚲 x1

Tenure

**Leasehold**

### Property features

- ✓ Three Bedroom Upper Flat
- ✓ Popular Location
- ✓ Close to Amenities
- ✓ Viewing Recommended
- ✓ EPC Rating D

On Street parking

## Key Information

✓ Council Tax: Band A

✓ EPC Rating: D

## Description

Public Notice

We are acting in the sale of the above property and have received an offer of £110,500.

Any interested parties must submit their offer in writing to the selling agents within 14 days of the date of this notice. If no further acceptable offers are received during this period, the property will be marked as Sold Subject to Contract and no further offers will be accepted while under this status.

Date of Notice 20/04/2026

A three-bedroom upper flat situated on the ever-popular Wingrove Avenue in Fenham, Newcastle upon Tyne.

Set within a sought-after residential area, the property is ideally located close to a wide range of local amenities, schools, and excellent transport links, making it a convenient choice for a variety of buyers. Offering spacious accommodation throughout, this property is likely to appeal to both owner-occupiers and investors alike.

The accommodation briefly comprises: entrance hallway, comfortable lounge, fitted kitchen, bathroom, and three bedrooms.

An excellent opportunity to acquire a generously sized home in a popular and well-connected location.

Council Tax Band: A


Tenure: Leasehold

Price: £95,000

Property Type: Upper Flat

Parking: On Street



| 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>                                   |         | 75  |
| (55-68) <b>D</b>                                   | 67      |   |
| (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  |

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

**126A Trinity Street, Huddersfield, West Yorkshire, HD1 4DT, Tel: 01484 506211,  
admin@yellowbrickroadestateagents.co.uk, www.ybrea.co.uk**

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