



Two Ball Lonnen Fenham

- First Floor Flat
- Three Bedrooms
- Two Reception Rooms
- Garage
- Off Street Parking

Asking Price: £125,000

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TWO BALL LONNEN, FENHAM, NEWCASTLE UPON TYNE NE4 9RS

This spacious first floor flat is located in Fenham. The accommodation comprises of entrance with stairs leading to first floor landing, three bedrooms, bathroom, lounge, dining room and kitchen. There is an additional loft room. As far as we are aware the conversion was carried out without the appropriate Building Regulations or Planning Permission. Externally there is off street parking leading to garage and garden to the rear.

The property benefits from gas central heating and double glazing throughout.

Early viewing is recommended.



The property is situated close to local public transport routes to and from Newcastle city centre, the MetroCentre, and easy access to the A1 and A69.

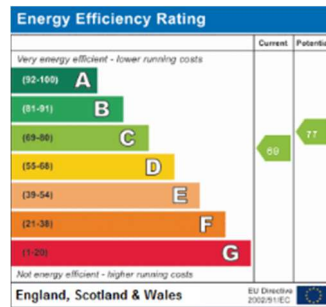
Tenure

It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 966 years remaining as at September 2023

Council Tax Band: A

EPC Rating: C



Entrance

Stairs to first floor landing.

First Floor Landing

Double glazed window to the side. Radiator.



Lounge 19' 1" into bay x 9' 11" max (5.81m x 3.02m)

Double glazed bay window to the front. Radiator.

Dining Room 12' 11" x 13' 9" max (3.93m x 4.19m)

Double glazed window to the rear. Radiator.

Rear Hallway

Storage cupboard (housing boiler). Radiator.

Kitchen

Double glazed window to the rear. Plumbed for washing machine. Extractor hood. Door to the rear. Radiator.

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Bedroom One 11' 5" x 6' 11" (3.48m x 2.11m)

Double glazed window to the front. Radiator.

Bedroom Two 11' 11" max x 7' 0" (3.63m x 2.13m)

Double glazed window to the front. Radiator.

Bedroom Three 10' 0" x 9' 9" (3.05m x 2.97m)

Double glazed window to the rear. Radiator.

Bathroom

Frosted double glazed window to the rear. Pedestal wash hand basin. Panelled bath with shower over. Low level WC. Heated towel rail.

External

Rear garden. Garage.

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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