



Two Ball Lonnen Fenham

- Ground Floor Flat
- Two Bedrooms
- Two Reception Rooms
- Front & Rear Gardens
- Popular Location

Asking Price: £110,000

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

PROPERTY DESCRIPTION

Offered for sale in Fenham is this ground floor flat. The accommodation briefly comprises of hallway, lounge, kitchen, dining room, two bedrooms, bathroom and separate WC. Externally are gardens to the front and rear.

The property benefits from 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.

Council Tax Band: A

EPC Rating: D

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: On street parking



MINING

It is not known if the property is situated on a coalfield. It is also not known if the property has been directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

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: 961 years remaining as at December 2023

No ground rent or service charge.



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Hallway

Storage cupboard.

Lounge 17' 2" into bay x 11' 10" max (5.23m x 3.60m)

Double glazed bay window to the front. Radiator.

Dining Room 10' 2" x 13' 8" (3.10m x 4.16m)

Storage cupboard. Radiator. Opens into kitchen.

Kitchen 11' 9" x 10' 4" max (3.58m x 3.15m)

French doors to the rear. Plumbed for washing machine. Sink/drain. Electric oven. Gas hob.

Bedroom One 9' 11" x 6' 10" (3.02m x 2.08m)

Double glazed window to the front. Radiator.

Bedroom Two 10' 0" x 8' 7" into wardrobe (3.05m x 2.61m)

Double glazed window to the rear. Fitted wardrobes. Radiator.

Bathroom

Frosted double glazed window to the rear. Panelled bath. Pedestal wash hand basin. Radiator.

WC

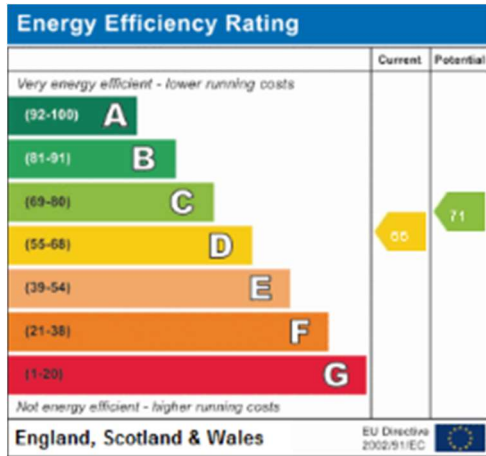
Frosted double glazed window to the rear. Low level WC. Radiator.

External

Gardens to the front and rear.

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Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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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