



Two Ball Lonnen Fenham

- Semi Detached House
- No Chain
- Three Bedrooms
- Three Reception Rooms
- Driveway & Garage

Asking Price: £200,000

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

PROPERTY DESCRIPTION

Available for sale with no chain is this semi detached house located in Fenham. The accommodation to the ground floor briefly comprises of hallway, lounge, second reception room, breakfast room and kitchen. To the first floor is a landing, three bedrooms, bathroom and separate WC. Externally, there is a driveway, garage and gardens to the front and rear.

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.

Early viewing is recommended.

Council Tax Band: C

EPC Rating: D

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

The property benefits from double glazing throughout.



MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

AGENTS NOTE

This property is being sold on behalf of a corporate client. It must remain on the market until contracts are exchanged. As part of a Trust it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.

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Hallway

Stairs to first floor landing. Radiator.

Lounge 16' 11" x 13' 10" into bay (5.15m x 4.21m)

Double glazed bay window to the front. Radiator.

Second Reception Room 14' 2" x 12' 8" max (4.31m x 3.86m)

Sliding door to the rear. Radiator.

Breakfast Room 9' 7" x 7' 10" (2.92m x 2.39m)

Double glazed window to the side. Radiator.

Kitchen 7' 10" x 7' 9" (2.39m x 2.36m)

Double glazed window to the rear. Gas hob. Plumbed for washing machine. Sink/drain. Door to the side.

First Floor Landing

Frosted double glazed window to the side.

Bedroom One 13' 10" x 12' 11" max (4.21m x 3.93m)

Double glazed window to the front. Radiator.

Bedroom Two 13' 10" x 12' 11" into wardrobe (4.21m x 3.93m)

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

Bedroom Three 9' 9" x 7' 10" (2.97m x 2.39m)

Double glazed window to the front. Radiator.

Bathroom 7' 9" x 6' 4" (2.36m x 1.93m)

Frosted double glazed window to the rear. Panelled bath with shower over. Vanity wash hand basin. Heated towel rail. Radiator.

WC

Frosted double glazed window to the side. Low level WC.

External

Driveway. Garage. Gardens to the front and rear.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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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