

Silver Lonnen, Fenham, Newcastle upon Tyne NE5 2HW

Offers Over: £90,000

Available for sale is this ground floor flat located in Fenham. The accommodation briefly comprises of hallway, lounge, kitchen, two bedrooms and bathroom. Externally, there are 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: A EPC Rating: D





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Ground Floor Flat

Gardens to Front & Rear

Two Bedrooms

Popular Location

For any more information regarding the property please contact us today

Hallway

Radiator.

Lounge 19' 9" into bay x 11' 10" max (6.02m x 3.60m)

Double glazed bay window to the front. Storage cupboard. Radiator.

Kitchen 11' 2" x 11' 2" (3.40m x 3.40m)

Two double glazed windows to the rear. Sink/drainer. Plumbed for washing machine. Radiator. Gas hob. Electric hob. Extractor hood. Door to the rear.

Bedroom One 12' 9" x 10' 3" (3.88m x 3.12m)

Double glazed window to the side. Radiator.

Bedroom Two 9' 2" x 8' 10" (2.79m x 2.69m)

Double glazed window to the front. Radiator.

Bathroom 9' 1" x 7' 3" (2.77m x 2.21m)

Two frosted double glazed windows to the rear. Panelled bath with shower over. Wash hand basin. Low level WC. Extractor fan. Storage cupboard. Heated towel rail.

External

Gardens to the front and rear.

















PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains Sewerage: Mains Heating: Gas Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: On Street Parking

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.

RESTRICTIONS AND RIGHTS

Listed? No

Conservation Area? No
Restrictions on property? No
Easements, servitudes or wayleaves? No
Public rights of way through the property? No

RISKS

Flooding in last 5 years: No Risk of Flooding: Zone 1

Any flood defences at the property: No

Coastal Erosion Risk: Low

Known safety risks at property (asbestos etc...): No

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No Outstanding building works at the property: No

ACCESSIBILITY

This property has no accessibility adaptations.

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

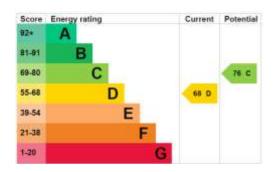
Length of Lease: 93 years remaining as at October 2025

Ground Rent: £10 pa Service charge: £255.30

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