

Two Ball Lonnen, Fenham, Newcastle upon Tyne NE4 9SA

Asking Price: £100,000

For sale in Fenham is this two bedroomed flat, well placed for local amenities and transport links.

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2 1 1

Ground Floor Flat

Two Bedrooms

Bathroom with Separate WC

Shared Rear Garden

For any more information regarding the property please contact us today

Room Descriptions

Hallway
Storage cupboard. Radiator.

Lounge 14' 9" into bay x 10' 0" max (4.49m x 3.05m)
Double glazed bay window to the front. Radiator.

Dining Kitchen 13' 8" x 10' 3" (4.16m x 3.12m)
Double glazed window to the rear. Sink/drainer. Gas hob. Electric oven. Extractor hood. Radiator.

Rear Hallway
Storage cupboard. Radiator. Opens into utility room.

Utility 13' 9" x 6' 0" (4.19m x 1.83m)
Double glazed window to the rear. Plumbed for washing machine. Sink/drainer. Door to the rear.

Bedroom One 11' 2" x 10' 6" (3.40m x 3.20m)
Double glazed window to the front. Radiator.

Bedroom Two 10' 6" x 8' 1" (3.20m x 2.46m)
Double glazed window to the rear. Radiator.

Bathroom 5' 10" x 5' 9" (1.78m x 1.75m)
Frosted double glazed window to the rear. Panelled bath with shower over. Vanity wash hand basin. Heated towel rail.

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

External
Rear garden split between ground and first floor flats.

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The flat offers both a dining kitchen and a utility room, providing extra storage and is also plumbed for a washing machine, and giving access direct to the rear garden area. Décor is neutral throughout, giving a clean backdrop for a new owner to personalise. Large windows in the lounge and main bedroom bring in good natural light. The bathroom is fitted with a white suite including a bath with tiled surround and hand basin. The separate kitchen is fitted with contemporary units, worktops, tiled splashbacks and an integrated oven with hob and extractor.

Externally, the property is set back from the main road behind a small front garden, the rear garden is split between the ground and first floor flats.

The flat is conveniently positioned for the West Road and Fenham high street, offering local shops, cafés, takeaways and everyday services. Morrisons and Asda supermarkets are within easy reach, as are Nuns Moor Park and Hodgkin Park for green space and walking routes.

Public transport connections are strong, with frequent bus services along Two Ball Lonnen and West Road into Newcastle city centre in around 15–20 minutes. Newcastle Central Station provides mainline rail services across the country, and the city's Metro network offers links to the Coast, Sunderland and Newcastle International Airport, typically 25–35 minutes from the centre. Several primary and secondary schools serve the wider Fenham and Benwell areas.

Council Tax Band: A
EPC Rating: C

AGENTS NOTE
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: Fibre
Mobile Signal Coverage Blackspot: No
Parking: On Street Parking

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 freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser. The owner is seeking advice on converting to Leasehold.

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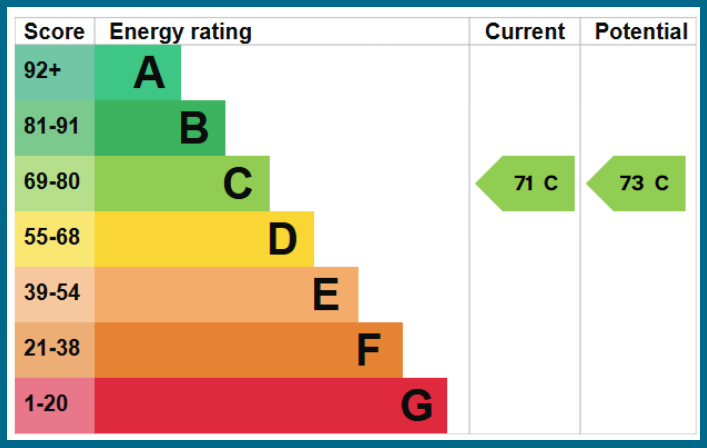








Floor Plan – To Follow



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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.

The Property Ombudsman

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