



## Two Ball Lonnen Fenham

- First Floor Flat
- Three Bedrooms
- Rear Garden
- Popular Location

**Asking Price: £110,000**



0191 274 4661  
380 West Road, Fenham, NE4 9RL

ROOK  
MATTHEWS  
SAYER

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[fenham@rmsestateagents.co.uk](mailto:fenham@rmsestateagents.co.uk)

# Two Ball Lonnen

Fenham

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

### PROPERTY DESCRIPTION

Offered for sale is this first floor flat located in Fenham. The accommodation briefly comprises of entrance with stairs leading to landing, lounge, kitchen, three bedrooms and bathroom. Externally, there is a garden to the rear. The property benefits from double glazing throughout. 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: C

### PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains  
Sewerage: Mains Heating: Gas  
Broadband: ADSL 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 March 2024

No ground rent or service charge.

### Entrance

Stairs to the first floor landing. Radiator.

### First Floor Landing

Frosted double glazed window to the side. Radiator.

### Lounge 13' 8" x 11' 8" (4.16m x 3.55m)

Double glazed window to the rear. Radiator.

### Kitchen 13' 11" max x 6' 1" (4.24m x 1.85m)

Two double glazed windows to the rear. Sink/drain. Plumbed for washing machine. Gas cooker point. Door to the rear.

### Lounge/Bedroom One 17' 1" into bay x 11' 9" max (5.20m x 3.58m)

Double glazed bay window to the front. Two radiators.

### Bedroom Two 10' 2" x 9' 11" (3.10m x 3.02m)

Two double glazed windows to the front. Fitted wardrobe. Radiator.

### Bathroom

Two frosted double glazed windows to the rear. Panelled bath with shower over. Pedestal wash hand basin. Radiator.

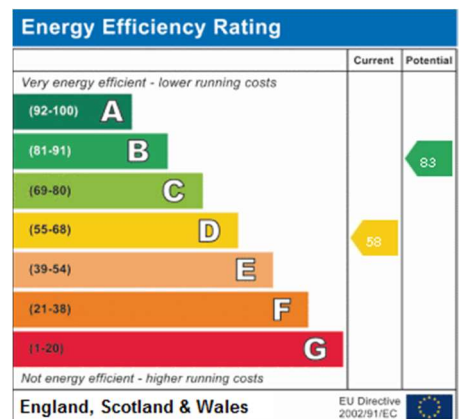
### WC

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

### External

Garden to the rear.

FN00009431/SJP/SP/07032024/V.1



**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.

16 Branches across the North-East

