



Two Ball Lonnen Fenham

- First Floor Flat
- Three Bedrooms
- One Reception Room
- Rear Garden
- Popular Location

Asking Price: £115,000

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ROOK
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TWO BALL LONNEN, FENHAM, NEWCASTL EUPON 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 first floor landing, lounge which could be used as an additional bedroom, dining room, inner hallway, bathroom, kitchen and two bedrooms. Externally is a garden to the rear.

The property is currently tenanted, achieving £700 per month, on a rolling contract. We have not had sight of the tenancy agreement.

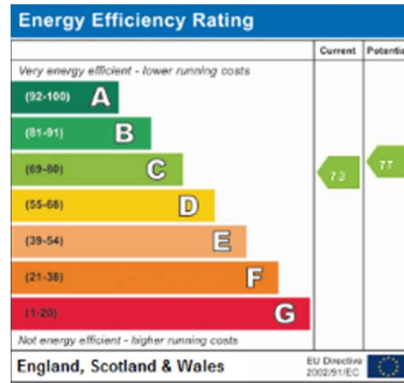
The property benefits from double glazing throughout.

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: 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: 987 years as at May 2024
No ground rent or service charge.

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Entrance

Stairs to first floor landing.

First Floor Landing

Double glazed window to the side.

Lounge 15' 8" into bay x 11' 11" max (4.77m x 3.63m)

Could be used as an additional bedroom. Double glazed bay window to the front. Radiator.

Dining Room 14' 3" x 12' 0" max (4.34m x 3.65m)

Double glazed window to the rear. Radiator.

Inner Hallway

Loft access. Two storage cupboards. Radiator.

Bathroom

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

Kitchen

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

Bedroom One 10' 1" x 9' 10" (3.07m x 2.99m)

Double glazed window to the rear. Radiator.

Bedroom Two 9' 10" x 9' 10" (2.99m x 2.99m)

Two double glazed windows to the front. Radiator.

External

Garden to the 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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 The Property
Ombudsman