



## Two Ball Lonnen Fenham

- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Driveway
- Garage

**Auction Guide Price: £190,000**

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## **TWO BALL LONNEN, FENHAM, NEWCASTLE UPON TYNE NE4 9RN**

### **PROPERTY DESCRIPTION**

For sale by auction is this semi detached house located in Fenham. The accommodation to the ground floor briefly comprises of hallway, lounge, dining room, kitchen and garage. To the first floor is a landing, three bedrooms and bathroom. Externally, there is a garage, driveway, and gardens to the front and 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: C      EPC Rating: E

### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

### **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 freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

For Sale by Auction: Thursday 29th August 2024

Option 2

Terms and Conditions apply

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee.

Auction Property Website Description:

Joint Agents: The Agents Property Auction Ltd

Terms and conditions apply see website  
[www.agentspropertyauction.com](http://www.agentspropertyauction.com)

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

### Hallway

Stairs to first floor landing. Radiator.

### Lounge 14' 5" into bay x 10' 9" max (4.39m x 3.27m)

Double glazed bay window to the front. Radiator. Opens to dining room.

### Dining Room 12' 6" x 8' 10" max (3.81m x 2.69m)

French door to the rear. Radiator.

### Kitchen 12' 6" max x 10' 1" into door recess (3.81m x 3.07m)

Double glazed window to the rear. Sink/drain. Electric oven. Electric hob. Extractor hood. Door to the garage. Radiator.

### Garage

Door to the rear.

### First Floor Landing

Double glazed window to the side.

### Bedroom One 12' 2" x 10' 7" (3.71m x 3.22m)

Double glazed window to the front. Radiator.

### Bedroom Two 12' 3" x 10' 9" (3.73m x 3.27m)

Double glazed window to the rear. Radiator.

### Bedroom Three 8' 11" x 7' 8" (2.72m x 2.34m)

Double glazed window to the front. Radiator.

### Bathroom

Frosted double glazed window to the side. Frosted double glazed window to the side. Shower cubicle. Corner bath with shower over. Pedestal wash hand basin. Low level WC. Heated towel rail.

### External

Driveway. Gardens to the front and rear.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	52 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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