

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 wwwagentspropertyauction.com

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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/drainer. 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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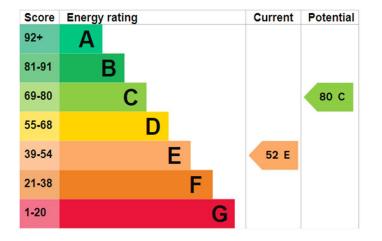












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The Property Ombudsman

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