



## Two Ball Lonnen Fenham

- Semi Detached House
- No Chain
- Three Bedrooms
- Two Reception Rooms
- Utility Room

**Asking Price: £149,950**

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380 West Road, Fenham, NE4 9RL

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

### **PROPERTY DESCRIPTION**

For sale with no chain is this semi detached house located in Fenham. The accommodation to the ground floor briefly comprises of porch, hallway, lounge, dining room, kitchen and utility. To the first floor is a landing, three bedrooms and bathroom. Externally, there are 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: B

EPC Rating: TBC

### **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.

### **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.

### **AGENTS NOTE**

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.



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

### Porch

### Hallway

Stairs to first floor landing. Radiator.

### Lounge 15' 7" into bay x 11' 2" max (4.75m x 3.40m)

Double glazed bay window to the front. Coving. Radiator.

### Dining Room 10' 10" max x 14' 3" (3.30m x 4.34m)

Double glazed window to the rear. Two radiators. Opens into kitchen.

### Kitchen 10' 1" x 6' 3" (3.07m x 1.90m)

Double glazed window to the rear. Gas hob. Electric oven. Sink/drainer.

### Utility 10' 9" x 4' 5" (3.27m x 1.35m)

Sink/drainer. Plumbed for washing machine. Storage cupboard. Doors to the front and rear.

### First Floor Landing

Frosted double glazed window to the side.

### Bedroom One

#### 16' 10" into bay x 10' 4" into wardrobe (5.13m x 3.15m)

Double glazed bay window to the front. Fitted wardrobe. Radiator.

### Bedroom Two 13' 1" x 8' 11" plus wardrobe (3.98m x 2.72m)

Double glazed window to the rear. Fitted wardrobe. Radiator.

### Bedroom Three 9' 8" x 6' 10" (2.94m x 2.08m)

Double glazed window to the front. Fitted wardrobe. Radiator.

### Bathroom 7' 0" x 6' 10" (2.13m x 2.08m)

Frosted double glazed window to the side. Low level WC. Shower cubicle. Vanity wash hand basin. Radiator.

### External

Gardens to the front and 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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