



## Silver Lonnen

### Fenham

- Semi Detached House
- No Chain
- Three Bedrooms
- Two Reception Rooms
- Driveway & Garage

**Asking Price: £170,000**

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ROOK  
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SAYER

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## SILVER LONNEN, FENHAM, NEWCASTLE UPON TYNE NE5 2HD

### PROPERTY DESCRIPTION

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

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: D

### 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 our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

FN00009506/SJP/SP/15052024/V.1



## SILVER LONNEN, FENHAM, NEWCASTLE UPON TYNE NE5 2HD

### Hallway

Stairs leading to first floor landing.

### Lounge 15' 2" into bay x 12' 11" max (4.62m x 3.93m)

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

### Dining Room 12' 7" x 11' 7" (3.83m x 3.53m)

Double glazed sliding doors to the rear. Radiator.

### Kitchen 9' 5" x 15' 2" (2.87m x 4.62m)

Two double glazed windows to the rear. Sink/drain. Storage cupboard. Door to the rear.

### First Floor Landing

Double glazed window to the side.

### Bedroom One 15' 10" x 10' 11" into wardrobe (4.82m x 3.32m)

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

### Bedroom Two 12' 7" x 10' 11" into wardrobe (3.83m x 3.32m)

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

### Bedroom Three 8' 1" x 8' 2" (2.46m x 2.49m)

Double glazed window. Storage cupboard. Radiator.

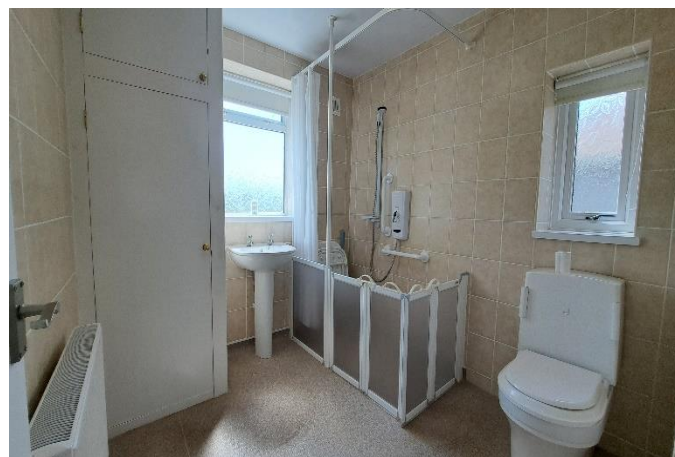
### Bathroom

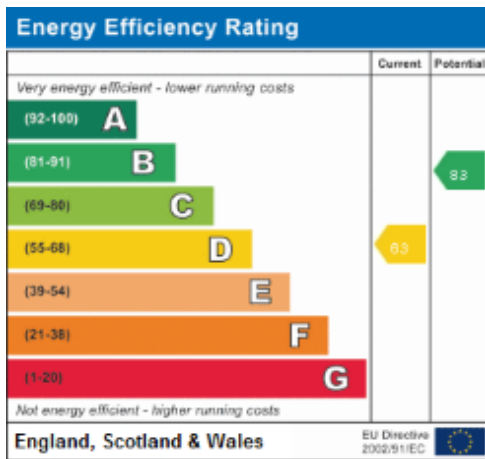
Frosted double glazed window to the side. Frosted double glazed window to the rear. Shower cubicle. Low level WC. Pedestal wash hand basin. Storage cupboard. Extractor fan. Loft access. Radiator.

### External

Driveway. Garage. 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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