



Two Ball Lonnen Fenham

- Spacious First Floor Flat
- Two Bedrooms
- Two Generous Reception Rooms
- Rear Garden

Asking Price: £110,000

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TWO BALL LONNEN, FENHAM, NEWCASTLE UPON TYNE NE4 9RS

PROPERTY DESCRIPTION

Available for sale is this bright and spacious first floor flat located in Fenham. Various features retain its original character. The accommodation briefly comprises of entrance with stairs to first floor landing, lounge, dining room, kitchen, inner hallway, bathroom and two bedrooms. Externally there is a garden to the rear.

The property benefits from double glazing throughout.

The property is situated close to local amenities and public transport routes to and from Newcastle city centre, the MetroCentre, and easy access to the A1 and A69.



Early viewing is recommended to fully appreciate the space, light and character of the property.

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: 992 years remaining as at September 2024

No service charge. The property is subject to a peppercorn ground rent.

FN00009697/SJP/SP/12092024/V.3



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Entrance

Inner door. Stairs to first floor landing.

First Floor Landing

Frosted double glazed window to the side. Exposed floorboards and stripped wood doors. Radiator.

Lounge 17' 3" max x 19' 1" into bay (5.25m x 5.81m)

Double glazed bay window to the front. Second double glazed window to the front. Living flame gas fire and surround. Picture rail. Two radiators.

Dining Room 12' 10" x 12' 7" (3.91m x 3.83m)

Double glazed window to the rear. Laminate flooring. Two built in storage cupboards. Radiator.

Kitchen 10' 10" x 9' 2" (3.30m x 2.79m)

Double glazed window to the side. Double glazed window to the rear. Range of fitted wall and base units. Work surfaces. Inset stainless steel bowl sink. Part tiled walls. Gas hob. Gas oven. Extractor hood. Plumbed for washing machine. Plumbed for dishwasher. Heated towel rail. Door to garden.

Inner Hallway

Storage cupboard (housing combi boiler). Radiator. Loft access.

Bathroom

Two frosted double glazed windows to the side. Panelled bath with shower over. Low level WC. Pedestal wash hand basin. Spotlights. Heated towel rail.

Bedroom One 10' 0" x 9' 10" (3.05m x 2.99m)

Double glazed window to the rear. Radiator.

Bedroom Two 11' 10" x 6' 11" (3.60m x 2.11m)

Double glazed window to the front. Radiator.

External

Rear garden with patio area, lawn, mature shrubs and wooden shed.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 C
55-68	D		
39-54	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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