



Two Ball Lonnen Fenham

- Pair of Flats
- Two Bedrooms to Each Flat
- Two Reception Rooms to Each Flat
- Shared Garden
- Driveway

Auction Guide Price: £90,000

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ROOK
MATTHEWS
SAYER

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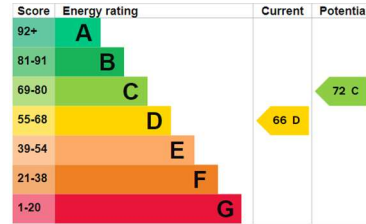
TWO BALL LONNEN, FENHAM, NEWCASTLE UPON TYNE NE4 9SA

PROPERTY DESCRIPTION

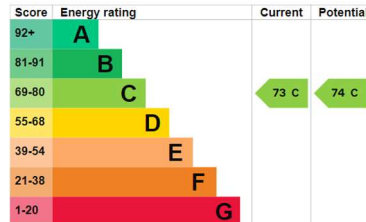
For sale by auction is this pair of flats located in Fenham. The accommodation to the ground floor flat briefly comprises of hallway, lounge, dining room, kitchen, two bedrooms, bathroom and separate WC. To the first floor flat is a hallway with stairs to first floor landing, lounge, dining room, kitchen, two bedrooms, bathroom and WC. Externally, there is a shared garden, driveway and garage. The property benefits from double glazing where stated.

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: A for each flat
 EPC Rating: Ground Floor Flat D, First Floor Flat C



Ground Floor Flat



First Floor Flat



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.

For Sale by Auction: Thursday 31st October 2024
 Option 1 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.

Joint Agents: The Agents Property Auction Ltd
 Terms and conditions apply see website www.agentspropertyauction.com

FN00007966/SJP/SP/24092024/V.1



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

Ground Floor Flat

Hallway

Storage cupboard. Radiator.

Lounge 17' 7" x 9' 11" (5.36m x 3.02m)

Double glazed bay window to the front. Radiator.

Dining Room 13' 11" x 10' 3" max (4.24m x 3.12m)

Double glazed window to the rear. Radiator.

Kitchen

Single glazed window to the rear. Double glazed window to the rear. Sink/drainer. Door to the rear. Radiator.

Bedroom One 10' 10" x 10' 9" (3.30m x 3.27m)

Double glazed window to the front. Radiator.

Bedroom Two 10' 7" x 7' 0" (3.22m x 2.13m)

Double glazed window to the rear. Radiator.

Bathroom

Frosted double glazed window to the rear. Panelled bath. Wash hand basin. Radiator.

WC

Frosted double glazed window to the rear. Low level WC.

First Floor Flat

Entrance

Double glazed window to the side. Stairs to first floor landing.

Lounge 12' 2" max x 18' 1" into bay (3.71m x 5.51m)

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

Dining Room 10' 3" x 13' 11" (3.12m x 4.24m)

Double glazed window to the rear.

Kitchen 13' 8" x 5' 10" (4.16m x 1.78m)

Double glazed window to the rear. Single glazed window to the rear. Sink/drainer. Door to the rear. Radiator.

Bedroom One 12' 4" max x 12' 3" max (3.76m x 3.73m)

Double glazed window to the front. Storage cupboard. Radiator.

Bedroom Two 10' 8" x 7' 0" (3.25m x 2.13m)

Double glazed window to the rear. Radiator.

Bathroom

Frosted double glazed window to the rear. Panelled bath. Wash hand basin.

WC

Frosted double window to the rear. Low level WC.

External

Shared garden. Driveway and garage to first floor flat.

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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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