

Silver Lonnen Fenham

- Semi Detached House
- No Chain
- Three Bedrooms
- Open Plan Lounge/Dining Room
- Gardens to Front & Rear

Offers Over: £150,000









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, open plan lounge/dining room, kitchen and outhouse. 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: 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

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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Hallway

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

Lounge 12' 7" x 12' 5" max (3.83m x 3.78m)

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

Dining Room 11' 4" x 10' 0" (3.45m x 3.05m)

Door to the rear. Radiator.

Kitchen 11' 6" x 8' 5" (3.50m x 2.56m)

Double glazed window to the side. Sink/drainer. Gas hob. Electric oven. Plumbed for washing machine. Door to the outhouse.

Outhouse

Door to the rear. Storage cupboard.

First Floor Landing

Frosted double glazed window to the side. Loft access.

Bedroom One 12' 7" x 10' 7" (3.83m x 3.22m)

Double glazed window to the front. Radiator.

Bedroom Two 10' 8" x 10' 8" (3.25m x 3.25m)

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

Bedroom Three 8' 10" x 7' 11" (2.69m x 2.41m)

Double glazed window to the front. Radiator.

Bathroom 8' 6" x 7' 10" (2.59m x 2.39m)

Two frosted double glazed windows to the side. Walk in shower cubicle. Storage cupboard (housing boiler). Pedestal wash hand basin. Low level WC. Radiator.

External

Gardens to the front and rear.

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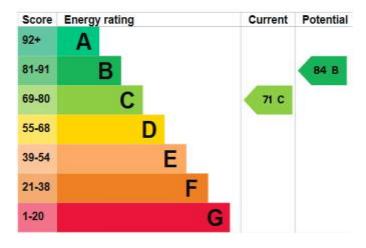












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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some 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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