



Silver Lonnen, Fenham, Newcastle upon Tyne

Offers Over: £250,000

ROOK
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4



1



2

Semi Detached House

Lounge open to Dining Room

Master Bedroom with En Suite

Driveway & Garage

Three Further Bedrooms

Gardens to Front & Rear

For any more information regarding the property please contact us today

Hallway

Stairs to first floor landing. Radiator.

Dining Room 12' 1" max x 13' 8" into bay (3.68m x 4.16m)

Double glazed bay window to the front. Radiator. Opens to lounge.

Lounge 15' 3" x 10' 10" max (4.64m x 3.30m)

Double glazed box bay window to the rear. Double glazed sliding door to the rear.

Kitchen 14' 4" x 12' 3" (4.37m x 3.73m)

Double glazed window to the rear.. Integrated dishwasher. Integrated coffee machine. Integrated fridge freezer. Belfast sink. Central island. Breakfast bar. Gas cooker point. Electric oven. Extractor hood. French door to the rear. Spotlights.

First Floor Landing

Storage cupboard.

Master Bedroom 17' 5" x 6' 8" (5.30m x 2.03m)

Double glazed window to the front. Radiator.

En Suite 6' 1" x 5' 4" (1.85m x 1.62m)

Frosted double glazed window to the rear. Shower cubicle. Heated towel rail.

Bedroom Two

12' 2" into wardrobe x 12' 3" (3.71m x 3.73m)

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

Bedroom Three

13' 8" into bay x 12' 1" max (4.16m x 3.68m)

Double glazed window to the front. Radiator.

Bedroom Four 7' 1" x 7' 6" (2.16m x 2.28m)

Double glazed window to the front. Radiator.

Bathroom 8' 2" x 5' 5" (2.49m x 1.65m)

Two frosted double glazed windows to the rear. Panelled bath. Wash hand basin. Low level WC. Heated rowel rail. Loft access.

External

Gardens to the front and rear. Driveway. Garage.

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This semi detached house for sale is designed to accommodate modern family living with two spacious reception rooms, providing versatile areas for relaxation or entertaining, with one room offering direct access to the rear garden. The property is maintained to a good condition and situated conveniently for public transport links, nearby schools, and local amenities.

The kitchen features contemporary fittings, including an integrated dishwasher, coffee machine, fridge freezer, and washing machine. A Belfast sink, central island, and breakfast bar add both style and practicality. French doors open from the kitchen to the garden, creating an attractive space for both everyday living and special occasions.

There are four bedrooms in total, catering to a range of lifestyles and family requirements. The master bedroom benefits from an en suite bathroom that includes a shower cubicle for convenience. Another bedroom features built in wardrobes, offering ample storage solutions.

The property is complemented by a thoughtfully landscaped rear garden, which combines paved, grassed, and decking areas, ideal for outdoor dining, play, or gardening. Further adding to the appeal is the presence of a garage and driveway, providing secure parking and additional storage space.

Overall, this semi detached house provides a balanced layout with practical and welcoming spaces, in a location convenient for daily commutes, education, and access to essential amenities. Viewings are recommended to appreciate all that this home has to offer.

Council Tax Band: B
EPC Rating: C

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: Fibre
Mobile Signal Coverage Blackspot: No
Parking: Driveway

The property benefits from double glazing throughout.

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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.

RESTRICTIONS AND RIGHTS

Listed? No
Conservation Area? No
Restrictions on property? No
Easements, servitudes or wayleaves? No
Public rights of way through the property? No

RISKS

Flooding in last 5 years: No
Risk of Flooding: Zone 1
Any flood defences at the property: No
Coastal Erosion Risk: Low
Known safety risks at property (asbestos etc...): No

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No
Outstanding building works at the property: No

ACCESSIBILITY

This property has no accessibility adaptations.

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 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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