

Two Ball Lonnen, Fenham, Newcastle upon Tyne NE4 9RS

# **Auction Guide Price: £85,000**

For sale by auction is this ground floor flat located in Fenham. The accommodation briefly comprises of hallway, lounge, dining room, kitchen, two bedrooms, inner hallway and bathroom. Externally, there is a garden to the rear.

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





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**Ground Floor Flat** 

**Two Reception Rooms** 

**Two Bedrooms** 

**Garden to Rear** 

For any more information regarding the property please contact us today

### **Hallway**

Storage cupboard. Radiator.

# Lounge 16' 2" into bay x 11' 2" max (4.92m x 3.40m)

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

# Dining Room 14' 3" x 11' 9" max (4.34m x 3.58m)

Double glazed window to the rear. Radiator.

## **Inner Hallway**

Two storage cupboards (one housing the boiler). Radiator.

# Kitchen 9' 1" x 5' 10" (2.77m x 1.78m)

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

# Bathroom 8' 6" x 5' 9" (2.59m x 1.75m)

Frosted double glazed window to the side. Walk in shower cubicle. Vanity wash hand basin. Low level WC. Radiator.

# Bedroom One 9' 11" x 9' 11" (3.02m x 3.02m)

Double glazed window to the rear. Radiator.

# Bedroom Two 9' 10" x 6' 10" (2.99m x 2.08m)

Double glazed window to the front. Radiator.

## **External**

Garden to the rear.

















PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains Sewerage: Mains Heating: Gas Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: On Street Parking

The property benefits from double glazing throughout.

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

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.

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

Length of Lease: 986 years remaining as at October 2025

No ground rent or service charge.

#### **AUCTION DETAILS**

For Sale by Auction: Thursday 11th December 2025 Bidding opens 24 hours prior at 10am. 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.

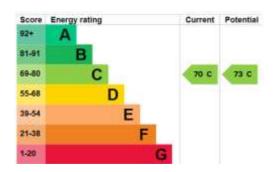
Joint Agents: The Agents Property Auction Ltd. Tel 01661 831 360

Terms and conditions apply see website www.agentspropertyauction.com

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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.

