



Silver Lonnen, Fenham, Newcastle upon Tyne NE5 2HJ

Offers Over: £105,000

Available for sale in Fenham is this first floor flat. The accommodation briefly comprises of entrance with stairs to first floor landing, lounge, kitchen, two bedrooms and bathroom. Externally, the property benefits from a garden to the rear and off street parking.

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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First Floor Flat

Off Street Parking

Two Bedrooms

Garden to Rear

For any more information regarding the property please contact us today



T: 0191 274 4661

Fenham@rmsestateagents.co.uk

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Entrance

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

First Floor Landing

Radiator.

Lounge 15' 2" into bay x 12' 6" max (4.62m x 3.81m)

Double glazed box bay window to the front. Radiator.

Kitchen 9' 0" x 7' 5" (2.74m x 2.26m)

Double glazed window to the rear. One and a half bowl sink/drain.

Plumbed for washing machine. Electric hob. Electric oven. Extractor hood.

Bedroom One 14' 5" x 10' 10" max (4.39m x 3.30m)

Double glazed window to the rear. Radiator.

Bedroom Two 12' 3" x 15' 3" into bay (3.73m x 4.64m)

Currently used as a dining room. Double glazed bay window to the front. Radiator.

Bathroom 10' 5" x 4' 6" (3.17m x 1.37m)

Two frosted double glazed windows to the side. "L" shaped bath with shower over. Pedestal wash hand basin. Low level WC. Radiator. Spotlights.

External

Off street parking. Garden to rear.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

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 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: 966 years remaining as at January 2026

No ground rent or service charge.

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EPC Rating – To Follow

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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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