Silver Lonnen, Fenham, Newcastle upon Tyne NE5 2HJ

Offers Over: £170,000

Three bedroomed semi-detached house for sale in Fenham, offering generous living space, off street parking and a rear garden.

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3 2 1

Semi Detached House

Two Reception RFooms

No Chain

Gardens to Front & Rear

Three Bedrooms

Driveway

For any more information regarding the property please contact us today

Room Descriptions

Hallway
Stairs to first floor landing. Storage cupboard. Radiator.

Dining Room 10' 11" x 11' 8" (3.32m x 3.55m)
Double glazed window to the front. Radiator.

Lounge 16' 0" x 11' 10" (4.87m x 3.60m)
Double glazed window to the rear. Radiator.

Kitchen 8' 2" x 4' 10" (2.49m x 1.47m)
Double glazed window to the side. Sink/drainer. High gloss units. Gas hob. Electric oven.

Utility 10' 5" x 9' 6" (3.17m x 2.89m)
Double glazed window to the rear. High gloss units. Storage cupboard (housing boiler). Radiator. Door to the rear.

First Floor Landing
Frosted double glazed window to the front. Loft access.

Bedroom One 11' 1" x 11' 10" max (3.38m x 3.60m)
Double glazed window to the rear. Radiator.

Bedroom Two 12' 0" max x 9' 11" (3.65m x 3.02m)
Double glazed window to the rear. Radiator.

Bedroom Three 9' 6" x 7' 0" (2.89m x 2.13m)
Double glazed window to the front. Radiator.

Bathroom 7' 8" x 4' 10" (2.34m x 1.47m)
Frosted double glazed window to the front. Shower cubicle. Low level WC. Vanity wash hand basin. Heated towel rail.

External
Gardens to the front and rear. Driveway.

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The ground floor provides two separate reception rooms, both with neutral décor, laminate flooring and good natural light, giving flexibility for a living room and separate dining or family room. The fitted kitchen includes modern units, worktops and integrated gas hob with oven, with an adjacent utility room providing additional storage and space for appliances.

Upstairs are three well proportioned bedrooms, each with radiators. The bathroom is fitted with contemporary tiling, a walk-in shower, WC and basin with storage, plus a large heated towel rail.

Outside, the front of the property benefits from a paved area and driveway, providing practical off street parking. To the rear there is a private garden offering scope for landscaping, play space or seating.

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: D

AGENTS NOTE
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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 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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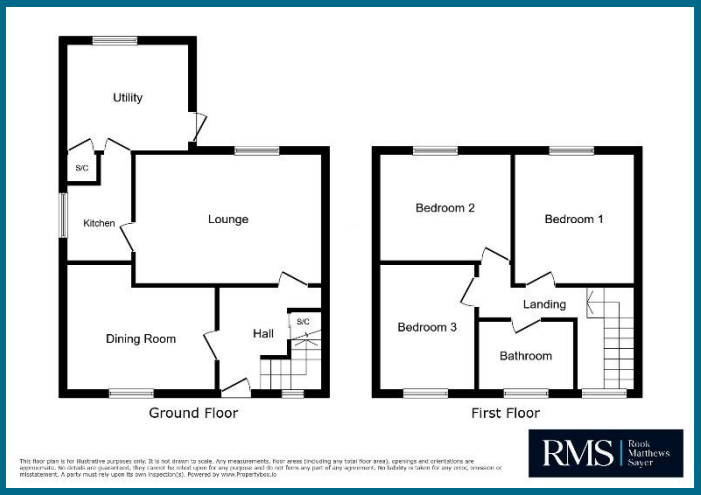

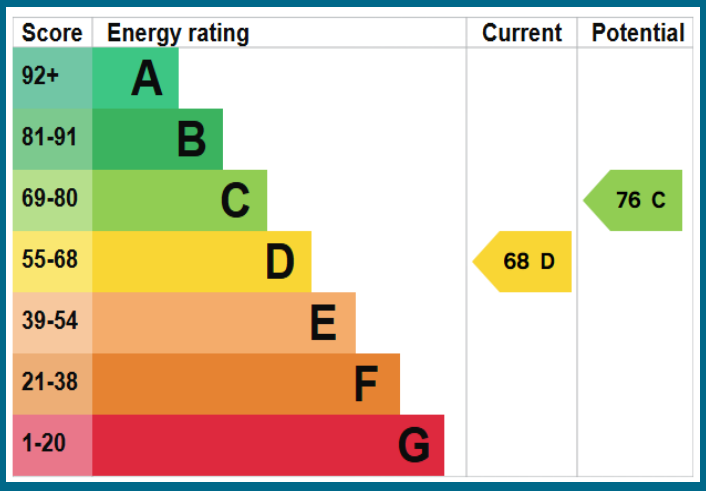

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The Property Ombudsman

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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