

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

24 FENHAM ROAD LYNEMOUTH MORPETH NE61 5XD



- TWO BEDROOM MID TERRACE HOUSE
- EPC RATING D
- FREEHOLD PROPERTY

- NO ONWARD CHAIN
- COUNCIL TAX BAND A
- MAINS GCH/ELECTRIC/WATER, DRAINAGE & SEWERAGE

Price £55,000

24 FENHAM ROAD LYNEMOUTH MORPETH NE61 5XD

Situated on Fenham Road in the village of Lynemouth, this mid-terrace house presents an excellent opportunity for both first-time buyers and those looking to invest. The property boasts two bedrooms, providing ample space for relaxation and rest. The reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

With no onward chain, this property allows for a smoother purchase process. The location in Lynemouth provides a great setting while still being conveniently close to local amenities and transport links.

In summary, this two-bedroom terraced house on Fenham Road is a wonderful opportunity to secure a home with a larger style garden, all within a community. Whether you are looking to start a new chapter or find a investment, this property is well worth a visit.

GROUND FLOOR

LOUNGE

16'10 x 18'10 (5.13m x 5.74m)

Entered via double glazed French doors, radiator, fire surround.



KITCHEN

8'11 x 13'3 (2.72m x 4.04m)

Two double glazed windows, radiator, range of wall, base and drawer units with work tops, oven, hob, plumbed for washing machine, sink with drainer and mixer tap, tiled floor.



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BATHROOM

6'2 x 7'10 (1.88m x 2.39m)

Double glazed window, heated towel rail, bath with shower over, wc, wash hand basin, tiled splash back.



FIRST FLOOR LANDING

Double glazed window.

BEDROOM ONE

16'2 x 9'8 (4.93m x 2.95m)

Double glazed window, radiator. storage cupboards.



BEDROOM TWO

13'9 x 8'10 (4.19m x 2.44m/3.05m)

Double glazed window, radiator.



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EXTERNALLY



REAR

Enclosed yard to the rear.



FRONT

Mature garden to the front, with trees, shrubs, gated access to the street.



TENURE:

WE UNDERSTAND THE PROPERTY IS FREEHOLD. HOWEVER, WE ARE NOT QUALIFIED TO VERIFY THE TENURE ON ANY PROPERTY AND YOUR SOLICITOR SHOULD BE CONSULTED REGARDING THIS.

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MORTGAGES

Why not make an appointment to speak to our Independent Mortgage Adviser?

PLEASE NOTE:

Your home may be repossessed if you do not keep up repayments on your mortgage.

McKenzie Financial Services Ltd will Pay Rickard 1936 Ltd a referral fee on completion of any mortgage application

STANDARD INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they 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. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

MATERIAL INFORMATION ASHINGTON

Material information is no substitute for professional advice, and consumers should be aware that the information collected may not accurately reflect the full extent of the property condition which would be covered through a home survey.

Efforts have been made to ascertain as much information as possible with regards to material information but this information is not exhaustive and cannot be fully relied upon, purchasers will need to seek further clarification from their legal advisor.

Electricity Supply - Mains

Water Supply - Mains

Sewerage Supply - Mains

Heating - Mains GCH

Broadband - Available - Including Ultrafast broadband. (Ofcom Broadband checker June 2026)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently No planning permission for 24 Fenham Road

<https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Coalfield & Mining Areas - The Coal Authority indicate that this property is located on coalfield. Your legal advisor will be able to advise you of any implications of this.

There has been no failed transactions on the property, please contact us should you wish further information.

VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. FILE NO: 6663A

MORTGAGE

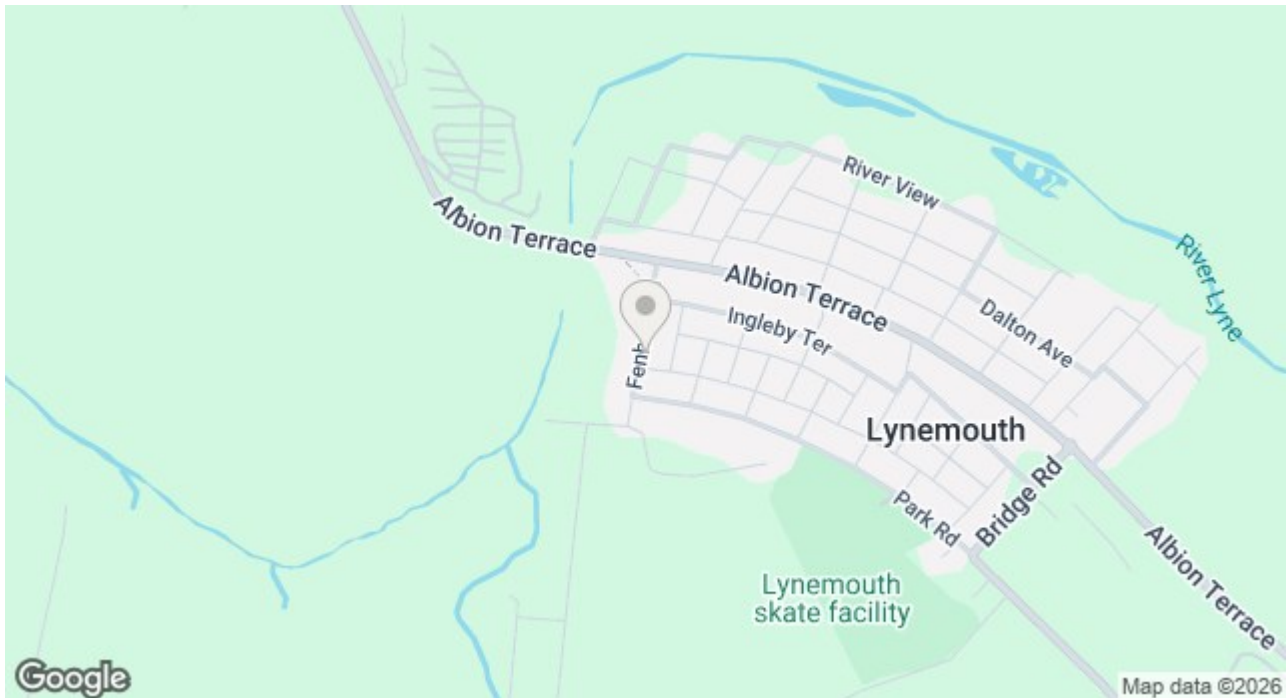
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	50	
(21-38) F		



www.rickard.uk.com

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Regulated by RICS

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