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TWO BALL LONNEN, NEWCASTLE UPON TYNE

Offers Over £110,000

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THE LEGEND BEGINS...
GODZILLA






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BLADE RUNNER

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Well Presented Ground Floor ‘Tyneside’ Apartment Boasting in Excess of 800Sq ft of Internal Living Accommodation, Two Good Sized Bedrooms, Fantastic 17ft Living Room plus Additional Office/Bedroom, Fitted Kitchen, Family Bathroom plus PrivateWest Facing Rear Yard!

The larger style ‘Tyneside’ apartment is ideally located to the west backing side of Two Ball Lonnen, Fenham. Two Ball Lonnen, tucked just off of West Road and Stamfordham Road is perfectly positioned close to St. Cuthbert’s, Sacred Heart and Dame Allans Schools, as well as being just a short walk from Newcastle's Town Moor providing direct access to superb open green space as well as Newcastle City Centre which is also just a 30 minute walk away.

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The internal accommodation comprises: a private entrance leading into a useful porch and welcoming hallway, with two generous double bedrooms positioned to the front and rear, respectively. The spacious lounge provides an excellent reception space and benefits from an attractive feature fireplace, while an adjoining versatile reception room is currently utilised as an office, drawing room and additional living space, but could readily be used as a third bedroom if required. Further along the hallway is useful storage with plumbing for laundry appliances, together with a recently refurbished bathroom.

To the rear is a compact but well-designed kitchen, fitted approximately two years ago with a modern range of units and integrated appliances. Beyond the kitchen is a useful additional passageway, currently providing space for further appliances and offering access to the rear garden.

Externally, the property benefits from private front and rear gardens. The rear garden is privately separated from the upstairs flat and provides a low-maintenance outdoor space with a pleasant seating area, creating an ideal setting for relaxing and entertaining.





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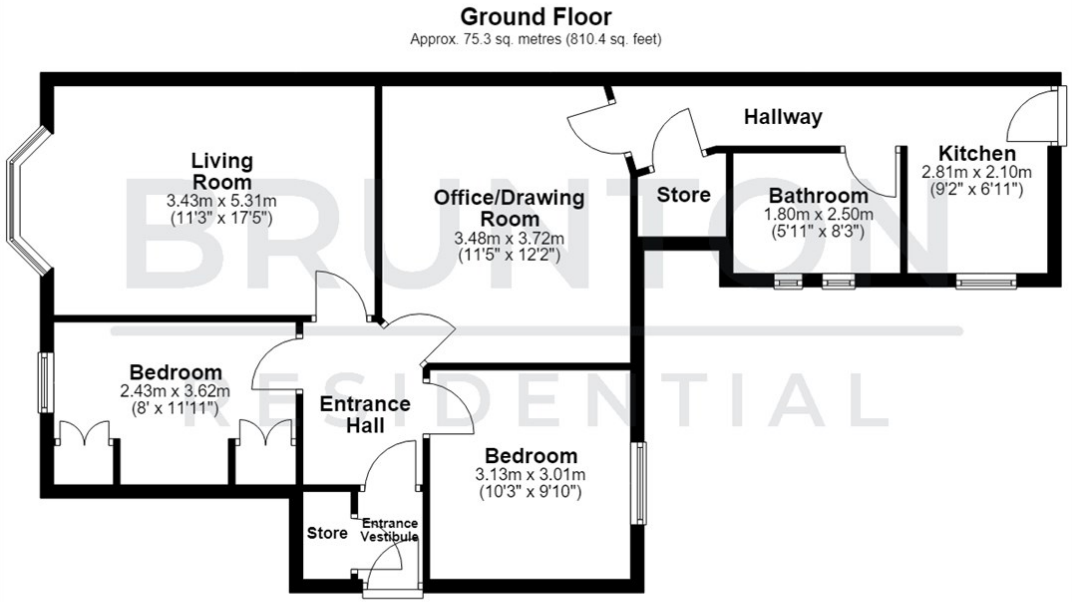
TENURE : Leasehold - Share of Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : A

EPC RATING : C



Total area: approx. 75.3 sq. metres (810.4 sq. feet)

