



## Silver Lonnen

### Fenham

- Mid Terraced House
- Four Bedrooms
- Utility
- Gardens to Front & Rear
- Driveway

**Asking Price: £180,000**

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## SILVER LONNEN, FENHAM, NEWCASTLE UPON TYNE NE5 2HH

### PROPERTY DESCRIPTION

Offered with no chain is this extended mid terraced house located in Fenham. The accommodation to the ground floor briefly comprises of hallway, lounge, dining room, kitchen and utility. To the first floor is a landing, four bedrooms and bathroom. Externally, there are gardens to the front and rear, driveway and garage.

The property benefits from double glazing throughout.

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: B

EPC Rating: D

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway



### MINING

It is not known if the property is situated on a coalfield. It is also not known if the property has been directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

### 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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### Hallway

Radiator.

### Lounge 10' 9" max x 13' 0" (3.27m x 3.96m)

Double glazed window to the front. Radiator. Opens into dining room.

### Dining Room 10' 9" x 8' 10" (3.27m x 2.69m)

Double glazed window to the rear. Radiator.

### Kitchen 17' 8" x 12' 3" plus door recess (5.38m x 3.73m)

Double glazed window to the rear. One and half bowl sink/drainer. Gas hob. Double gas oven. Extractor hood. Plumbed for dishwasher. Radiator. Door to the rear.

### Utility 8' 0" x 4' 10" (2.44m x 1.47m)

Plumbed for washing machine. Radiator. Door to the garage.

### First Floor Landing

### Bedroom One 14' 2" into wardrobe x 9' 11" (4.31m x 3.02m)

Double glazed window to the front. Fitted wardrobe. Storage cupboard. Radiator.

### Bedroom Two 9' 9" x 9' 7" (2.97m x 2.92m)

Double glazed window to the rear. Radiator.

### Bedroom Three 10' 6" x 7' 10" (3.20m x 2.39m)

Double glazed window to the front. Storage cupboard. Radiator.

### Bedroom Four 9' 0" x 6' 7" into wardrobe (2.74m x 2.01m)

Double glazed window to the rear. Fitted wardrobe. Loft access (pull down latter, part boarded). Radiator.

### Bathroom

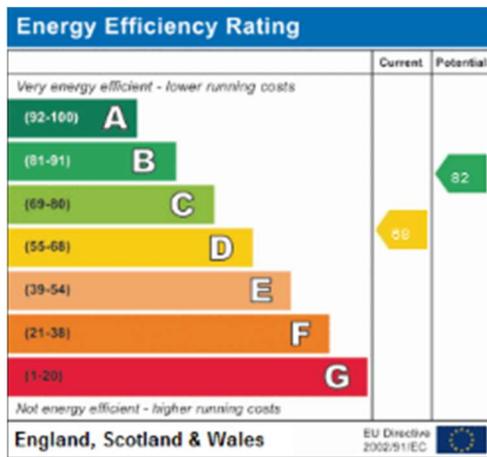
Two frosted double glazed windows to the rear. Whirlpool bath with shower over. Low level WC. Vanity wash hand basin. Heated towel rail. Spotlights.

### External

Gardens to the front and rear. Driveway. Garage.

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**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and 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. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**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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