



SILVER LONNEN, FENHAM, NEWCASTLE UPON TYNE NE5 2HB

OFFERS OVER £80,000

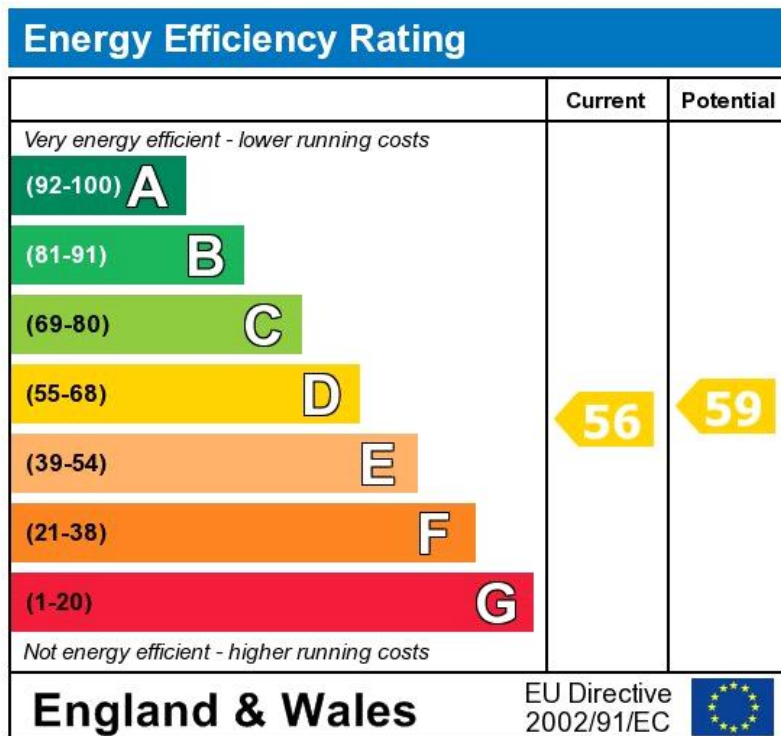


PROPERTY REFERENCE CODE: RS0134

SILVER LONNEN, FENHAM, NEWCASTLE UPON TYNE NE5 2HB

Wilson Defraime are delighted to bring to the market for the first time this deceptively spacious 2 bed flat. Located in a popular are of Fenham.

- CENTRAL HEATING
- DOUBLE GLAZING
- GARDEN



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

This property consists of:

First floor landing(2.85m x 1.94m)

Accessed via staircase and composite front door with carpet to floors, neutral décor to walls access to loft and doors leading to all first floor accommodation, pendant light fitting, handrail to stairs and spindled traditional staircase.

Loft (6.12m x 5.16m)

Access via landing to loft by way of pull down ladder, huge loft space with solid timbers and 2.61M high ceilings with double chimney breast stack feature in brickwork, central attic truss. Could be accessed from first floor landing with fixed staircase or from second bedroom still retaining 2 bedrooms creating a 3rd bedroom and possibly WC or en-suite, power and fully boarded floor ripe for full conversion with double hip to roof. Perfect conversion.

Lounge/Diner located to the front of the property (4.47m into bay window x 4.04m)

Carpet to floors, neutral décor to walls, feature wall to chimney breast with wall mounted electric fire, large bay window overlooking front elevation, ample space for furniture and table and chairs. Warmed via double radiator and pendant light fitting to ceiling.

Kitchen (3.16m x 1.71m)

Tiled effect vinyl to floors, range of oak style country wall and base units with stainless steel Inset electric oven, stainless steel 4 ring gas hob, traditional style tiling to worktop area and splashbacks, space for vertical fridge freezer, space for washer and tumble dryer. Small workbench area with possibility of bar stools. Chrome spotlight track to ceiling, large double glazed window overlooking rear elevation. Combination boiler system. Neutral décor to walls.

Bathroom (2.30m x 1.93m)

Vinyl to floors, modern white suite with pea shaped bath, curved glass shower screen with shower head. Tiles to bath area and shower, chrome 3 spot light track to ceiling. Neutral décor to walls, double glazed window overlooking rear garden to rear elevation through opaque glass. Heated via mains chrome towel rail.

Master Bedroom - Located to the rear of the property (4.21m x 3.15m) to chimney breast.

Neutral décor to walls, carpet to floors, pendant light fitting to ceiling, large UPVC double glazed window overlooking rear elevation and rear garden and warmed via single panel radiator.

Bedroom 2 - Located to the front of the property (3.77m x 3.52m)

Large double glazed window overlooking front elevation, single panel radiator, neutral décor to walls, carpets to floors and pendant light fitting to ceiling.

To the rear of the property is a large garden mainly gravelled with pots and plants lovely area with south east facing accessed via side of property via block paved pathway.





TENURE: We have been advised by the Vendors the property is Leasehold.

It is advised to have this information verified by your legal representative; we take no legal responsibility given by a vendor/seller of its accuracy. It was not possible to verify and obtain this information given by means of any current documentation.