



## Grassholm Place Longbenton

- End Terrace
- Spacious Living
- Three Bedrooms
- Modern Kitchen
- West Facing Garden

**£ 170,000**



0191 266 7788  
22 Station Road, Forest Hall, NE12 9AD

ROOK  
MATTHEWS  
SAYER

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[foresthall@rmsestateagents.co.uk](mailto:foresthall@rmsestateagents.co.uk)

# Grassholm Place

Longbenton

## PROPERTY DESCRIPTION

Welcome to this immaculate end of terrace property, ideal for families and couples looking for a cozy home with spacious living areas.

This lovely home boasts two reception rooms, one of which features large windows to the front with a garden view and direct access to the outdoor space via french doors, perfect for enjoying sunny days. The open-plan kitchen is equipped with modern appliances and includes a dining space, ideal for entertaining guests or enjoying family meals. Beyond the kitchen is a conservatory with further access into the garden.

The property offers three bedrooms, including a spacious master bedroom, a second double bedroom, and a third single bedroom which is also spacious. The bathroom has been newly refurbished, adding a touch of luxury to your daily routine.

Located conveniently close to public transport links and local amenities, this property combines comfort and practicality. Whether you're looking for a peaceful retreat or a welcoming space to host gatherings, this home offers the perfect balance of tranquility and convenience. Don't miss the opportunity to make this charming property your own.

Living Room: 17'11" x 11'02" (max) - 5.46m x 3.40m (max)

Dining Kitchen: 17'11" x 13'04" (max) - 5.46m x 4.06m (max)

Conservatory: 9'07" x 12'01" - 2.92m x 3.68m

Bedroom One: 12'01" x 11'02" - 3.68m x 3.40m

Bedroom Two: 8'06" x 10'06" (+ wardrobes) - 2.59m x 3.20 (+ wardrobes)

Bedroom Three: 9'00" x 7'01" - 2.74m x 2.16m

Bathroom: 5'06" (max) x 11'01" (max) - 1.68m (max) x 3.38m (max)

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: ON STREET

## MINING

The property is not known to be on a coalfield and not known to be 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

Freehold – 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

COUNCIL TAX BAND: A

EPC RATING: TBC

FH00008607.SD.SD/2/23.V.1



**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.

16 Branches across the North-East

