



Ringwood Green Longbenton

- Semi Detached
- Spacious Living
- Three Bedrooms
- Large Garden
- Freehold

£ 150,000



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Ringwood Green

Longbenton

PROPERTY DESCRIPTION

We are delighted to present this charming semi-detached property, currently listed for sale on Ringwood Green, Longbenton. While it could do with a bit of modernising, it's brimming with potential to be the perfect family home or a cosy nest for couples.

The property boasts a spacious and inviting reception room, complete with large windows that let in an abundance of natural light and offer a serene view of the garden. This room also incorporates a dining area, providing a comfortable space for you to enjoy meals with loved ones.

The kitchen is another notable feature of this home. It not only includes a dining space but also provides direct access to the garden, making it perfect for alfresco dining or weekend barbecues.

As for the sleeping quarters, this house will certainly not disappoint. It features three bedrooms - two doubles and a single, all of which are spacious and inviting.

One of the unique features of this property is its solar panels - a clear nod to sustainability. Plus, the lush garden adds to its charm and offers a lovely outdoor space for you to relax, entertain or play.

Located in a quiet area with access to public transport links, local amenities, and green spaces, this home offers the perfect balance of tranquillity and convenience.

Living Room: 12'05" x 13'03" (max) - 3.78m x 4.04m (max)

Dining Room: 8'11" x 10'00" - 2.72m x 3.05m

Kitchen: 8'11" x 16'04" (max) - 2.72m x 4.98m (max)

Bedroom One: 11'05" x 11'05" - 3.48m x 3.48m

Bedroom Two: 9'11" x 11'04" - 3.02m x 3.45m

Bedroom Three: 8'02" x 8'01" - 2.48m x 2.46m

Bathroom: 8'02" x 6'07" - 2.48m x 2.00m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: NO

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: C

FH00008654.SD.SD.12/4/24.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.

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