



Stoneleigh Avenue Longbenton

- Mid Terrace
- Open Plan Living
- Three Bedrooms
- West Facing Garden
- FREEHOLD

£ 170,000 Offers Over



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

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
foresthall@rmsestateagents.co.uk

Stoneleigh Avenue

Longbenton

PROPERTY DESCRIPTION

Presenting an immaculate, terraced property now available for sale on Stoneleigh Avenue, Longbenton. This 'turn key' residence offers a blend of modern living, spacious rooms and a large West facing garden to the rear.

The property boasts a spacious reception room, a perfect space to unwind after a long day. The open-plan layout further enhances the sense of space, giving the property a bright and airy feel with french doors leading into the garden. A well-equipped kitchen is also part of the package, fitted with modern appliances and even offering dining space. The open-plan design of the kitchen provides a free-flowing space, perfect for social gatherings and family dinners. Another standout feature is the direct access to the garden from the kitchen, bringing in a flood of natural light and providing an easy transition for outdoor dining or relaxation. Beyond the kitchen is a handy utility room and W.C.

The property boasts three bedrooms; the spacious master bedroom and another double bedroom, both offering ample space and comfort. The third bedroom is a single, ideal for a home office or child's room. The home features one bathroom, fitted with a modern walk-in shower, providing a refreshing start to your day.

For those who own vehicles, parking will never be an issue, as the property comes with off street bay to the front. The lovely West facing garden adds to the charm of this home, providing a perfect spot for outdoor activities or a tranquil retreat.

The location of the property is another major highlight. It is conveniently situated with easy access to public transport links, local amenities, and nearby schools, making it an ideal choice for families and couples alike.

Living Room: 18'11" x 11'01" - 5.77m x 3.38m

Kitchen: 8'03" x 6'11" - 2.52m x 2.11m

Dining: 8'11" x 13'00" - 2.72m x 3.96m

Utility Room: 5'03" x 4'11" - 1.60m x 1.50m

Bedroom One: 12'01" x 11'01" - 3.68m x 3.38m

Bedroom Two: 12'00" (max) x 9'11" (+ wardrobes) - 3.66m x 3.02m

Bedroom Three: 9'00" x 6'11" - 2.74m x 2.11m

Shower Room: 5'08" x 6'04" (max) - 1.73m x 1.93m

W.C.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: OFF 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

FH00008658.SD.SD.23/4/24.V.1



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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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