

Housesteads Gardens | Longbenton | NE12 8WG Offers in the region of: £180,000

This beautiful terraced house is perfectly suited for first-time buyers, boasting a fantastic location with public transport links and a variety of local amenities within walking distance. The property comprises of two bedrooms, one being a generously sized double and the second being a comfortable single room, making it an ideal choice for individuals or young families. A well-proportioned reception room serves as a welcoming space for relaxation and entertainment. The house features a beautiful, fully-equipped kitchen, and a well-maintained shower room/W.C. Each room has been finished to a high standard, reflecting the overall immaculate condition of the property. This two-bedroom terraced house offers a perfect opportunity to step onto the property ladder and into a home that combines location, comfort, and affordability in one package. Being in such an enviable location with a range of amenities nearby and excellent transport links, this property promises to offer a comfortable and convenient lifestyle.



2 1 1

Mid-Terrace

Two bedrooms

Downstairs W.C.

Allocated parking bay

Ideal for first time buyers

EPC: C

Council tax band: A

Tenure: Freehold

For any more information regarding the property please contact us today

ENTRANCE DOOR to

ENTRANCE HALLWAY staircase to first floor landing

DOWNSTAIRS CLOAKS/W.C.:

KITCHEN: (front): 10'3 max x 7'1 max (3.12m x 2.16m) Briefly comprising; Fitted wall and base units incorporating single drainer sink unit, built in gas hob, extractor hood, electric oven, space for washing machine and space for fridge/freezer.

LOUNGE: (rear): 14'2 into alcove x 11'9 max (4.32m x 3.58m) Double glazed French doors to rear garden.

FIRST FLOOR LANDING AREA

FAMILY SHOWER ROOM/W.C.: 6'3 max x 5'5 max (1.91m x 1.65m) Briefly comprising; low level W.C., step in shower cubicle, wash hand basin in vanity unit, heated towel rail.

BEDROOM ONE: 13'7 into alcove x 11'9 into recess (4.15m x 3.58m)

BEDROOM TWO: 12'4 into alcove x 7'6 max (3.76m x 2.29m)

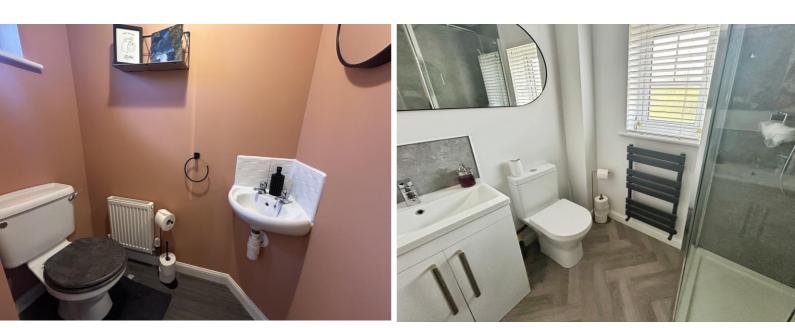
EXTERNALLY: Graveled area and space for waste bins to the front. Enclosed rear garden with decked area, lawn with slate pathway and area.

Allocated parking bay.



T: 0191 2667788 foresthall@rmsestateagents.co.uk









T:0191 2667788 foresthall@rmsestateagents.co.uk

PRIMARY SERVICES SUPPLY

Electricity: MAINS Water: MAINS Sewerage: MAINS Heating: GAS CENTRAL Broadband: FIBRE TO PREMISES Mobile Signal Coverage Blackspot: NO Parking: ALLOCATED PARKING BAY

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

RESTRICTIONS AND RIGHTS

Listed? NO Conservation Area? NO Restrictions on property? NO Easements, servitudes or wayleaves? NO Public rights of way through the property? NO

RISKS

Flooding in last 5 years: NO Risk of Flooding: ZONE 1 Known safety risks at property (asbestos etc...): NO

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: NO Outstanding building works at the property: NO

ACCESSIBILITY

This property has no accessibility adaptations:

- E.g. Ramp access to front door • •
- E.g. Accessible handrail to side door
- E.g. Wet room to ground floor •
- E.g. Lift access to first floor

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

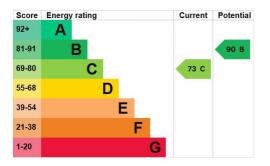
COUNCIL TAX BAND: A

EPC RATING: C

FH00009080 .NF.NF.23/05/2025.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



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.



T: 0191 2667788 foresthall@rmsestateagents.co.uk