



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.

ROOK  
MATTHEWS  
SAYER



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**Mid-Terrace**

**Ideal for first time buyers**

**Two bedrooms**

**EPC: C**

**Downstairs W.C.**

**Council tax band: A**

**Allocated parking bay**

**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.







#### 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

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ROOK  
MATTHEWS  
SAYER

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 90 B      |
| 69-80 | C             | 73 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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