



Bardsey Place | Longbenton | NE12 8NU

**£200,000**

Presenting an exquisite semi-detached house, currently on the market for sale. This property boasts of three commodious double bedrooms, ensuring ample space for each family member.

The heart of the home, the kitchen, is one of the notable features of this house. The design and functionality cater to the needs of a modern family, and it's a perfect setting for home-cooked meals. The property further benefits from a delightful reception room with direct access to a garden. This space is ideal for hosting guests or having family time, providing a seamless indoor-outdoor experience.

This house is optimally located with convenient public transport links, enabling easy commuting to the city and beyond. An added advantage for families is the proximity to reputable schools, ensuring a bright future for your children. This semi-detached house is an ideal choice for families, offering the perfect balance of space, comfort, and convenience. The property's design and location create a welcoming environment for a family to grow and flourish. It's a rare opportunity to own a house that caters to every need of a modern family while being in a prime location.

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**Corner Plot**

**Rear garden**

**Semi-detached**

**EPC: C**

**Three double bedrooms**

**Council tax band: A**

**Off-street parking**

**Tenure: Freehold**

For any more information regarding the property please contact us today

**PROPERTY DESCRIPTION:**

**ENTRANCE DOOR to:**

**HALLWAY:** staircase to first floor

**LOUNGE:** French doors to rear garden: 11'1 into alcove x 17'8 max (3.38m x 5.38m)

**UTILITY:** 8'6 x 8'5 (2.59m x 2.57m)

Briefly comprising; fitted base units with worktop, space for fridge/freezer, and space for tumble dryer.

**SIDE STORAGE AREA:** access to rear garden: 17'9 at max point x 4'6 at max point (5.41m x 1.3m)

**KITCHEN:** (rear): 12'9 at max point x 9'9 into recess (3.89m x 2.97m) briefly comprising fitted wall and base units incorporating; one and a half bowl sink unit with mixer tap, electric hob, extractor hood, electric oven, space for under bench fridge, space for washing machine, combination boiler.

**FIRST FLOOR LANDING AREA:**

**BEDROOM ONE:** (front): 14'5 plus into robes x 12'0 into recess (4.39m x 3.66m)

**BEDROOM THREE:** (rear): 11'5 x 8'9 (3.48m x 2.67m)

**SEPARATE W.C.:** (rear): low level W.C.

**FAMILY BATHROOM:** (rear): 6'4 x 5'4 (1.93m x 1.62m): panel bath with overhead shower unit, and wash hand basin in vanity unit.

**BEDROOM TWO:** (front): 11'9 x 11'2 (3.58m x 3.40m)

**EXTERNALLY:** block paved driveway with gated access and grassed area to the front, access to rear garden

Large rear garden mainly laid to lawn, patio area, and graveled area.

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### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL

Broadband: FIBRE TO PREMISES

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY & ON-STREET

### 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

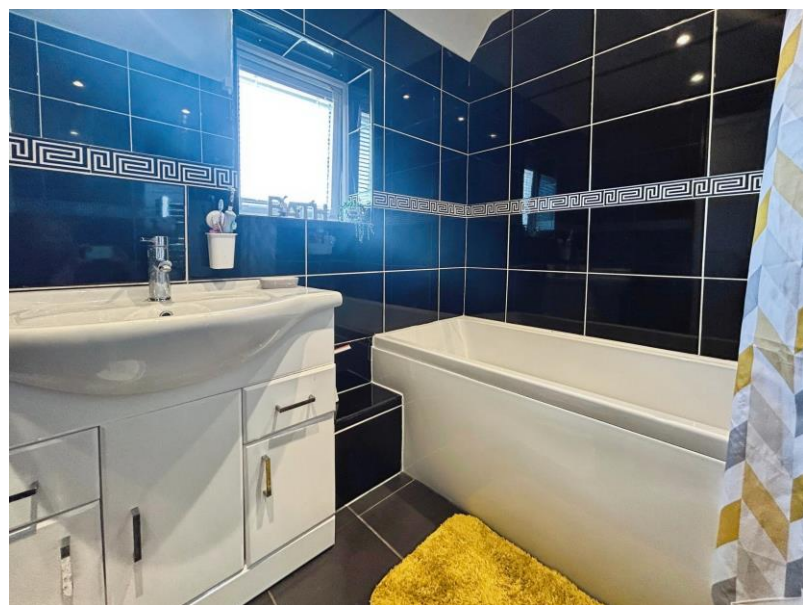
### TENURE

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## EPC RATING

**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.