



Yewburn Way | Longbenton | NE12 8LL

Offers in Excess of: £210,000

For sale is this charming three-bedroom semi-detached house, ideal for first-time buyers or families. The property is situated in a desirable location with the convenience of nearby schools, making it an excellent choice for families with children. The house boasts lounge through to dining room offering plenty of space for relaxation and entertainment. Whether it's a cosy family movie night or hosting friends, these spaces perfectly cater to your needs. The well-sized kitchen that leads to the utility room, provides ample room for all your culinary endeavours. Additionally, the property features a beautiful conservatory that looks out onto the enclosed rear garden. Moving upstairs, the property offers three bedrooms. Two of these are double rooms, offering plenty of space for storage and room to unwind. The third bedroom is a single, which could be utilised as a child's room or a home office, depending on your needs. The family bathroom, provides practicality and comfort for all residents of the house. This semi-detached house, with its excellent location and generous space, is a brilliant opportunity for those looking to step onto the property ladder or for a family seeking their next home. Don't miss out on this opportunity to secure a wonderful home in a great location.

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Semi-detached

Garden

Three bedrooms

EPC: D

Corner plot

Council tax band: A

Conservatory

Tenure: Freehold

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE HALLWAY: Staircase to first floor

LOUNGE: (front): 13'2 x 12'3 into alcoves (4.01m x 3.73m)
UPVC double glazed window to front, radiator, opening to:

DINING ROOM: (rear): 10'0 x 8'9 (3.05m x 2.67m)
Radiator, UPVC double glazed French doors leading to:

CONSERVATORY: 9'9 X 8'8 (2.97m x 2.64m)
UPVC double glazed French doors to rear garden

KITCHEN: (rear): 16'2 max x 7'8 max (4.93m x 2.33m)
Briefly comprising; fitted wall and base units incorporating a 1 ½
bowl sink unit with mixer tap, gas hob, built in electric oven,
extractor hood, space for dishwasher, space for washing machine.

UTILITY: (rear): 7'9 into alcove x 6'1 max (2.36m x 1.85m)
Worktop with space for fridge/freezer, and space for tumble dryer.

FIRST FLOOR LANDING AREA:

FAMILY BATHROOM: 8'0 max x 6'2 max (2.44m x 1.88m)
Briefly comprising low level W.C., paneled bath, pedestal wash hand
basin, UPVC double glazed frosted window to rear

BEDROOM TWO: (rear): 13'0 max x 8'8 max (3.96m x 2.64m)
UPVC double glazed window to rear, radiator

BEDROOM ONE: (front): 11'3 x 11'6 (3.43m x 3.51m)
UPVC double glazed window to front, radiator.

BEDROOM THREE: (front): 8'2 x 8'2 (2.48m x 2.48m)
UPVC double glazed window to front, radiator.

EXTERNALLY:

Enclosed front garden with side access to rear, mainly laid to lawn.

Enclosed rear garden mainly laid to lawn with patio areas.

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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: ON-STREET & COMMUNAL

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: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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.