



Harper Crescent | Longhoughton | NE66 3FD

Offers over: £280,000

This beautifully maintained three-bedroom semi-detached home in a sought-after coastal village features contemporary open-plan living, an energy-efficient B rating, en-suite master, low-maintenance gardens, and dedicated parking, all within easy reach of a primary school, amenities, and the beach.

ROOK
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SAYER



SEMI-DETACHED HOUSE

DINING KITCHEN

FREEHOLD

FULLY-TILED BATHROOM AND EN-SUITE

THREE BEDROOMS

REAR GARDEN WITH PATIO

EN-SUITE TO MASTER

BLOCK PAVED DRIVE TO SIDE

For any more information regarding the property please contact us today

25 Harper Crescent Longhoughton NE6 3FD

An immaculate semi-detached home, perfectly positioned within a sought-after coastal village offering both charm and convenience. Ideally suited to first time buyers or families, this beautifully maintained Story Homes-built residence promises contemporary living with a welcoming atmosphere.

Overlooking the rear garden, a bright, spacious, open-plan kitchen and dining area, featuring integrated appliances, a gas hob, double electric oven, and dining space. The separate lounge at the front provides a cosy retreat for relaxing evenings.

Upstairs, the property boasts three well-appointed bedrooms. The master bedroom benefits from its own en-suite for added privacy, while the second bedroom offers space for a double bed. The third bedroom is perfectly suited for a single bed and enjoys handy built-in open-wardrobes, ensuring plenty of practical storage.

With two modern bathrooms, mornings run seamlessly for busy households. The EPC rating of B ensures an energy-efficient home and lower running costs, complemented by council tax band C.

Outside, enjoy the ease of a low maintenance front garden, while the rear garden is mainly laid to lawn—ideal for children or pets—with a lovely patio for alfresco dining or relaxing in the sun. There is also dedicated parking, adding further convenience.

Situated within a popular village with a local primary school, co-op, Running Fox Artisan Café, beautiful green spaces, park, as well as popular walking and cycling routes, this home also enjoys easy access to the nearby beach—perfect for coastal adventures. Book your viewing today to experience this delightful property for yourself!

HALL

Composite entrance door | Tiled floor | Radiator | Staircase to first floor | Storage cupboard

W.C

UPVC double-glazed frosted window | Close-coupled W.C | Wash-hand basin | Part-tiled walls | Radiator

LOUNGE 11' 4" x 15' 8" (3.45m x 4.77m)

UPVC double-glazed window | Radiator |

DINING KITCHEN 16' 5" x 9' (5.00m x 2.74m)

Fitted wall & base units incorporating: 1.5 stainless steel sink, double electric oven, five ring gas hob & extractor hood, integrated fridge-freezer, integrated dish washer, integrated washing machine.

UPVC Double-glazed bi-fold doors and a window | Tiled floor | Radiator | Downlights

LANDING

Storage cupboard housing hot water tank, with space for storage | Loft access hatch

BEDROOM ONE 11' 5" x 10' 5" (3.48m x 3.17m)

UPVC double-glazed window | Radiator | En-suite

EN-SUITE

Double shower cubicle with rainfall-head shower and separate hand-held attachment | Close-coupled W.C with concealed cistern | Wall-mounted drawer unit with integrated wash-hand basin | Shaver point | Fully-tiled and mirror wall panel | Downlights | Tiled floor | Chrome ladder style radiator | Extractor

BEDROOM TWO 9' 1" x 9' 3" (2.77m x 2.82m)

Double-glazed window | Radiator

BEDROOM THREE 9' 3" x 7' 0" (2.82m x 2.13m)

Double-glazed window | Radiator | Open wardrobes

BATHROOM

Bath with hand-held shower attachment | Wall-mounted drawer unit with integrated wash-hand basin | Close-coupled W.C with concealed cistern | Fully-tiled and mirror wall panels | Tiled floor | Shaver point | Ceiling Downlights | Extractor | Chrome ladder-style radiator

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REAR GARDEN

Mainly laid to lawn | Paved patio | Gravelled borders & feature planting | Fenced boundaries

FRONT GARDEN

Gravelled front garden | Block-paved drive

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas central

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No known issues

Parking: Private driveway parking

Service Charge: £161 per annum

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.

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: C

EPC RATING: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	96 A
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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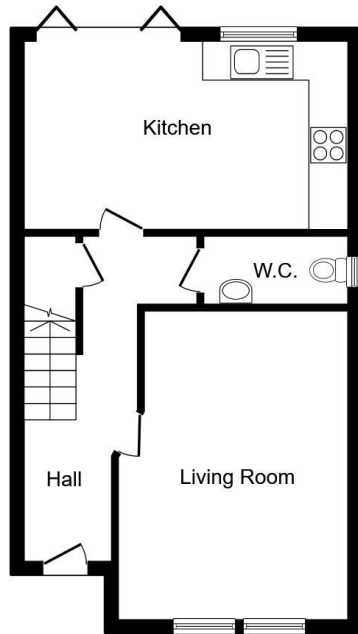


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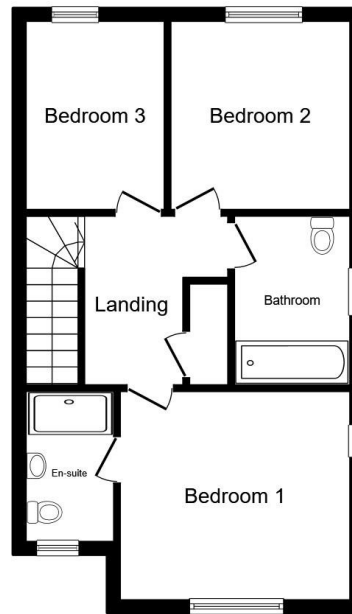
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Ground Floor
Floor area 43.2 sq.m. (465 sq.ft.)



First Floor
Floor area 43.2 sq.m. (465 sq.ft.)

Total floor area: 86.4 sq.m. (930 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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