



Blackfriars Way | Longbenton | NE12 8NG

# Offers in Excess of: £180,000

Presenting this immaculate semi-detached house, offered for sale in a highly sought after location. This beautifully maintained property provides contemporary living with convenience at its core. The residence is situated within easy reach of local amenities, reputable schools, and excellent public transport links, ensuring a well-connected lifestyle. Upon entering the home, you are welcomed by stylish interiors. The house comprises two spacious bedrooms with the main having a Juliette balcony, and each benefiting from the luxury and privacy of their own en-suite facilities. These spaces have been thoughtfully designed to offer comfort and functionality, perfect for modern living. The property boasts a well-appointed open plan kitchen into lounge, ideal for relaxing or entertaining guests. Practicality is further enhanced by an EPC rating of C, promoting energy efficiency, and Council Tax Band B, offering an affordable living opportunity. Every detail has been carefully considered to ensure quality and value throughout. With its outstanding location, close proximity to public transport, schools, and shops, this semi-detached house combines comfort, style, and convenience. It offers an exceptional opportunity for those entering the property market.

ROOK  
MATTHEWS  
SAYER





**Semi-detached**

**Sought after location**

**Two bedrooms**

**EPC: C**

**Two En-Suites**

**Council tax band: B**

**Driveway**

**Tenure: Freehold**

For any more information regarding the property please contact us today

#### PROPERTY DESCRIPTION:

##### ENTRANCE DOOR to

**HALLWAY:** Radiator, staircase to the first floor

**DOWNSTAIRS W.C.:** Low level W.C., floating wash hand basin, radiator.

**OPEN PLAN KITCHEN/LOUNGE:** 24'7 at max point x 13'6 at max point (7.49m x 4.12m)  
Fitted wall and base units and work surfaces incorporating a one and a half bowl sink unit with mixer spray tap, cupboard housing combination boiler, gas hob, electric oven, extractor hood, space for washing machine, space for under bench fridge, under stair storage cupboard with space for freezer, radiator, UPVC double glazed windows to front and rear, UPVC double glazed French doors to rear garden.

##### FIRST FLOOR LANDING AREA: access to loft.

**BEDROOM ONE:** (rear): 13'6 into alcove x 9'1 max (4.12m x 2.77m)  
Two UPVC double glazed windows to rear, UPVC double glazed French doors to Juliette Balcony, two radiators, storage cupboard, double doors to:

**EN-SUITE BATHROOM:** (side): 6'5 max x 5'2 max (1.95m x 1.57m)  
Briefly comprising; Low level W.C., wash hand basin in vanity unit, panelled bath with overhead shower unit, shower screen, radiator, UPVC double glazed frosted window to side, extractor fan.

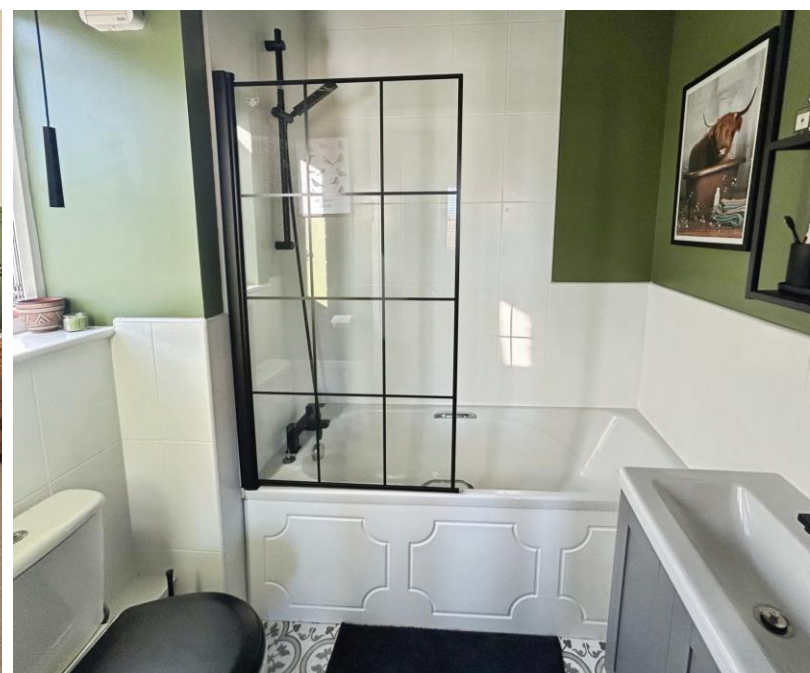
**BEDROOM TWO:** (front): 9'7 max x 10'3 plus into cupboard (2.92m x 3.12m)  
Radiator, UPVC double glazed window to front, door to

**EN-SUITE SHOWER ROOM:** (front): 5'8 x 5'2 (1.73m x 1.57m)  
Briefly comprising; low level W.C., step in shower cubicle, pedestal wash hand basin, extractor fan, UPVC double glazed frosted window to front.

##### EXTERNALLY:

Front- Lawned area, with planted border to front, driveway, side access to rear garden.

Rear- Patio area, lawned area, planted borders, side access to front.





### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL

Broadband: FIBRE TO PREMISES

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY

### 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: B

EPC RATING: C

FH00009179 .NF.NF.19/09/2025.V.1



T: 0191 2667788

foresthall@rmsestateagents.co.uk

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		

**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.