



Aylesbury Place | Longbenton | NE12 8EN

£200,000

Situated in a well laid out Cul de sac we welcome for sale this spacious semi-detached family home on Aylesbury Place in Longbenton. Ideally situated for local schools, amenities and metro links at Four Lane Ends an excellent choice for families or first-time buyers. The welcoming hallway gives access to a comfortable lounge through dining room with French doors to the rear garden which is perfect for al fresco dining and entertaining. The kitchen is well equipped with built in appliances ideal for culinary pursuits. The rear lobby takes you to the guest WC and useful utility room with plumbing for washing machine and additional appliances.

Upstairs is equally impressive with three generous bedrooms and stylish modern shower room fully tiled and boasting built in cupboards offering smart storage solutions. Access to the roof space from the landing is via a drop-down ladder and is fully boarded with light and power and a Velux window to the rear. With well-kept gardens to front and rear plus a driveway proving off street parking this lovely home will need an early inspection to secure.

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Semi Detached Family Home

Cul-De-Sac Position

Lounge Through Dining Room

Utility Room

Gardens to Front & Rear

Driveway Providing Off Street Parking

EPC: D

Council Tax: A

ENTRANCE HALLWAY: Step through the double-glazed entrance door into a welcoming hallway, complete with a radiator and staircase featuring a spindle banister leading to the first floor. There is also a useful under-stair storage cupboard.

LOUNGE THROUGH DINING ROOM: 21'8 x 9'8, (6.60m x 2.94m), with measurements into alcove. This open-plan living and entertaining area benefits from a double-glazed window to the front, ceiling spotlights, two radiators, and double-glazed French doors opening to the rear.

KITCHEN: 7'6 x 13'2, (2.28m x 4.01m). The kitchen is fitted with a range of wall and base units, complemented by work surfaces and a ceramic single drainer sink. Integrated appliances include a double electric oven, gas hob, fridge, dishwasher, and microwave. Additional features include tiled flooring, a double radiator, and an under-stair cupboard housing the combination boiler.

INNER LOBBY: From the Kitchen, step into the inner lobby which houses a WC and utility room. There is a double-glazed door to the rear, opening to the rear garden.

UTILITY: The convenient utility features base units with space for a washing machine, tumble dryer and a freezer. A double-glazed window to the rear allows natural light to enter the space.

DOWNSTAIRS W.C.: Benefitting from a WC and tiled floor.

FIRST FLOOR LANDING AREA: The landing features a double-glazed window to the side and a radiator. A ladder provides access to a fully boarded loft space, which benefits from a rear-facing double-glazed Velux window, as well as light and power.

BEDROOM ONE: 11'4 x 11'3, (3.45m x 3.42m). A well-proportioned principal bedroom with a double-glazed window to the front, allowing for plenty of natural light, and a radiator.

BEDROOM TWO: 11'8 x 9'8, (3.55m x 2.94m). The second bedroom features a double-glazed window to the rear and a radiator.

BEDROOM THREE: 8'3 x 8'2, (2.50m x 2.48m). The third bedroom includes ceiling spotlights, a radiator, and a double-glazed window to the front.

FAMILY SHOWER ROOM: The shower room is fitted with a step-in mains shower cubicle, wash hand basin set within a vanity unit, low-level WC, and a heated towel rail. The space is fully tiled to both walls and floor and benefits from two rear-facing double-glazed frosted windows.

EXTERNALLY: To the rear, the garden features a raised decked seating area leading down to a gravelled section, all enclosed by fenced and conifer boundaries. Additional benefits include a garden shed and external power supply.

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
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
Any flood defences at the property: NO
Coastal Erosion Risk: LOW
Known safety risks at property (asbestos etc...): NO

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: Scaffolding work to be carried out on nearby properties.
Outstanding building works at the property: NO

ACCESSIBILITY

This property has no accessibility adaptations.

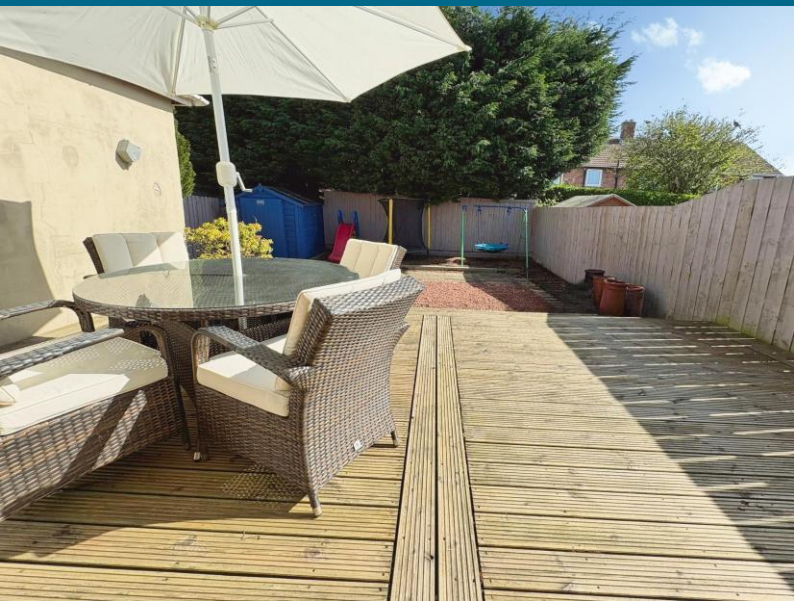
TENURE

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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Ground Floor

First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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