



Weldon Road | Longbenton | NE12 8NN

# Offers Over £175,000

Presenting a good-sized mid-terraced family home, well presented on Weldon Road in Longbenton. Situated within this popular residential location, close to local amenities, good schools and Longbenton metro station. Comprising of a porch and entrance hall with stairs to the first floor, door to a generous lounge with window to front and French doors flooding the room with natural light. The 'L' shaped dining kitchen is both stylish and functional with a good range of wall and base units and spaces for appliances. An ideal space for family functions and gatherings. On the first floor there are two double bedrooms and a single ideal as a child room or home office. The bathroom has an electric step in shower, part tiled walls and a separate W.C. completes the accommodation, Externally the property boasts a generous block paved driveway to the front providing parking for several vehicles and a large well-kept garden to the rear ideal for socialising, relaxing and family gatherings. Offered with "No Onward Chain" attractively priced and ready for its new owner to make their own, early inspection a must to secure.

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**Mid Terraced Property**

**Sought After Location**

**No Upper Chain**

**Generous Well-Kept Garden**

**Driveway Providing Off Street Parking**

**Freehold**

**EPC: C**

**Council Tax: A**

**ENTRANCE PORCH:** Entered via a double-glazed entrance door, the porch benefits from two double-glazed side windows, allowing plenty of natural light, and a further double-glazed door leading into the entrance hallway.

**ENTRANCE HALLWAY:** Featuring a radiator, and a staircase rising to the first floor.

**LOUNGE:** 17'8 x 11'1, (5.38m x 3.37m). A bright and spacious reception room with a double-glazed front-facing window, a marble-effect fireplace with matching inset and hearth creating an attractive focal point, coving to the ceiling, a double radiator, and double-glazed French doors opening onto the rear garden.

**BREAKFAST KITCHEN:** 17'8 x 13'2, (5.38m x 4.01m). A generously proportioned breakfast kitchen fitted with a range of wall and base units incorporating a single drainer sink unit. Appliances include a gas cooker, washing machine, and fridge/freezer. Additional features include a useful under-stairs storage cupboard, UPVC panelled walls, spotlights to the ceiling, double-glazed windows to both the front and rear, and a double-glazed door providing direct access to the rear garden.

**FIRST FLOOR LANDING AREA:** Featuring a double-glazed window to the side, and providing access to the loft space.

**BEDROOM ONE:** 12'0 x 11'1, (3.65m x 3.37m). A well-proportioned principal bedroom with a front-facing double-glazed window and radiator.

**BEDROOM TWO:** 8'6 x 10'0, (2.59m x 3.04m). A comfortable double bedroom featuring a front-facing double-glazed window, built-in wardrobe, and radiator.

**BEDROOM THREE:** 8'9 x 7'6, (2.66m x 2.28m). A versatile third bedroom with a rear-facing double-glazed window, built-in cupboard housing the combination boiler, and radiator.

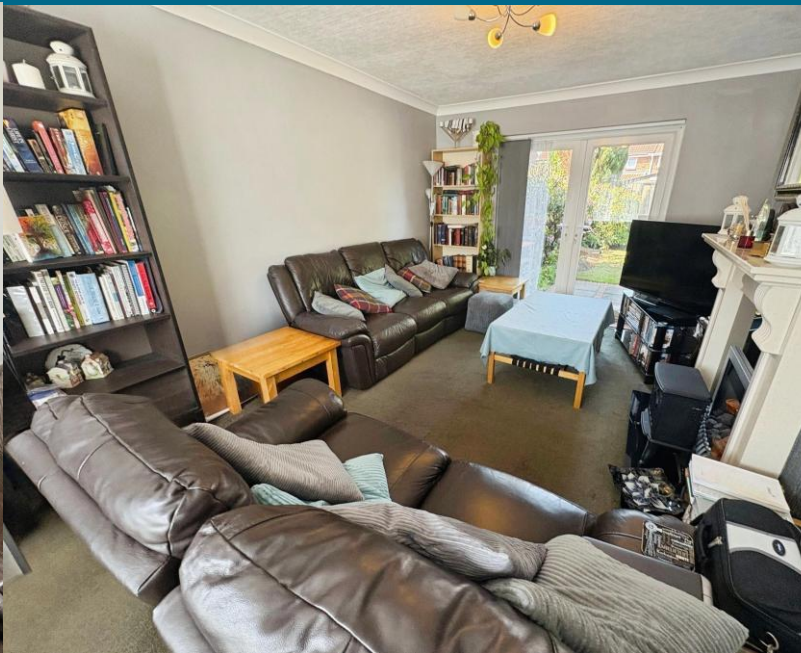
**FAMILY BATHROOM:** Fitted with a step-in electric shower cubicle and pedestal wash hand basin. A separate room features a low-level WC. Additional features include part-tiled walls and a frosted double-glazed rear window.

**EXTERNALLY:** The enclosed rear garden is predominantly laid to lawn with a paved patio area, making it ideal for outdoor seating and entertaining. The garden is bordered by fenced boundaries and also benefits from a garden shed and an external water 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: NO  
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: C

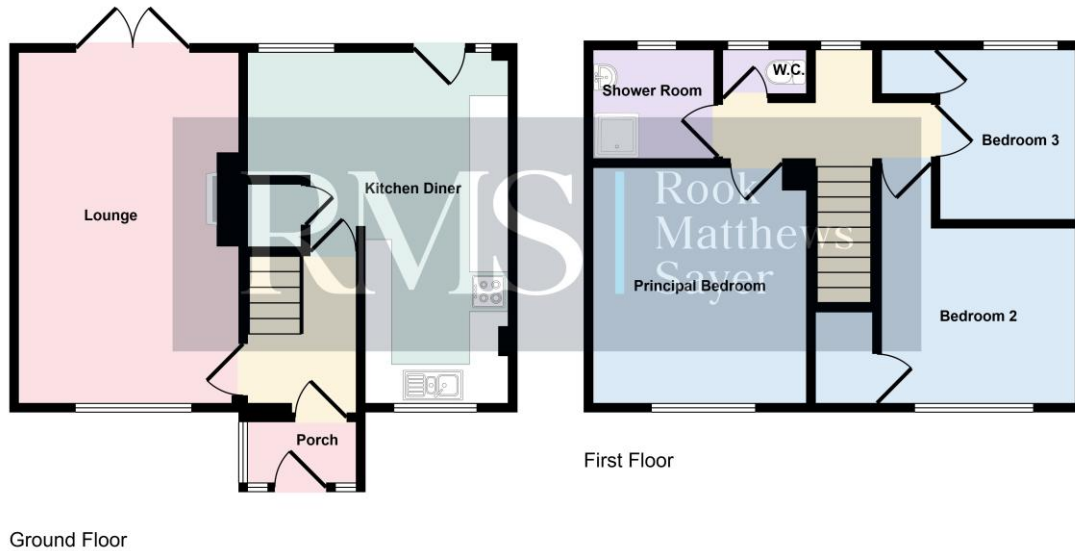
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## FLOORPLAN

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 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 relation to this property.

**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.



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