



Maybury Villas | Longbenton | NE12 8RF

£300,000

For sale: a well-presented three-bedroom detached house in Newcastle upon Tyne, offering open-plan living and a practical family layout.

The ground floor centres on a sociable open-plan kitchen and dining space, fitted with contemporary units, ample worktop space and breakfast bar. This flows into a comfortable reception room with good natural light and space for both seating and dining areas, giving the home a relaxed, cosy feel. A downstairs W.C. adds everyday convenience.

Upstairs, the property provides three bedrooms. Bedroom one benefits from its own ensuite shower room, while a separate family bathroom serves the remaining bedrooms, both bathrooms finished with modern white suites and tiled surrounds. Décor throughout is neutral and well kept, with carpets to the stairs and landing and a bright first-floor landing area.

Outside, there is an enclosed rear garden with lawn and patio, offering a secure space for children to play or for outdoor dining, together with a driveway leading to the garage at the front, providing off-street parking.

Located in a modern residential area of Newcastle upon Tyne, the house is within easy reach of local amenities in Longbenton and Benton, including supermarkets, cafés and everyday services. Nearby schooling options include a choice of primary and secondary schools in the surrounding area. For green space, local parks and playing fields are readily accessible for walking and recreation.

Public transport links are convenient, with Benton and Four Lane Ends Metro stations offering regular services into Newcastle city centre, typically in around 15–20 minutes, and onward connections to the coast and wider Tyneside.

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Three-bedroom detached family house

Enclosed rear garden with patio

Open-plan kitchen and dining space

Driveway & Garage

Bedroom one with ensuite shower

EPC: C

Downstairs W.C.

Tenure: Freehold

PROPERTY DESCRIPTION:

ENTRANCE DOOR TO:

ENTRANCE HALLWAY: Staircase to first floor landing, radiator.

LOUNGE: (front): 17'3 max x 9'6 max (5.26m x 2.90m)

Double glazed bay window to front, double glazed window to side, two radiators, feature fireplace with surround.

DOWNSTAIRS CLOAKS/W.C.: Double glazed frosted window to side, low level W.C., wash hand basin in vanity unit, heated towel rail, part tiled walls, tiled flooring.

UTILITY: 5'1 x 7'11 (1.55m x 2.41m)

Double glazed frosted door to side, wall unit housing combination boiler, base unit with work surface, space for fridge freezer, space for washing machine.

KITCHEN: (rear): 16'0 at max point x 14'0 at max point (4.88m x 14'0m)
Extremely spacious and ideal for entertaining. Stunning fitted kitchen with wall and base units incorporating; single drainer sink unit with mixer tap, integrated double electric oven, induction hob, integrated dishwasher, fitted display cabinet, spotlights to ceiling, built in storage cupboard, double glazed window to rear, double glazed French door to rear garden. Opening to;

DINING/SNUG: 12'7 max x 8'5 max (3.84m x 2.57m)

Large double glazed windows to rear and side, spotlights to ceiling.

FIRST FLOOR LANDING AREA: double glazed window to rear, access to loft space, built in storage cupboard housing water tank.

FAMILY BATHROOM:

Briefly comprising; Low level W.C., panelled bath with over head shower unit, glass shower screen, pedestal wash hand basin, part tiled walls, tiled floor, heated towel rail, extractor fan, doubled glazed frosted window to rear.

BEDROOM THREE: (rear): 7'4 x 8'2 (2.24m x 2.48m)

Double glazed window to rear, radiator.

BEDROOM TWO: (front): 12'0 into recess x 10'0 (3.66m x 3.05m)

Double glazed window to front, built in storage cupboard, radiator.

BEDROOM ONE: (front): 11'8 into recess x 9'7 (3.56m x 2.92m)

Double glazed window to front, radiator, arch to built in wardrobes, leading to the ensuite.

ENSUITE:

Double glazed frosted window to side, low level W.C., step in shower cubicle with shower unit, glass shower screen, pedestal wash hand basin, extractor fan, heated towel rail, tiled walls, tiled floor.

EXTERNALLY:

FRONT; Double length driveway to garage, hedged borders, lawned area.

REAR; Mainly laid to lawn, paved area, gravelled area, fenced boundaries.

T: 0191 2667788

foresthall@rmsestateagents.co.uk

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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: GARAGE & 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.

AGENTS NOTE

Please note that a non-refundable AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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: LOW RISK 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

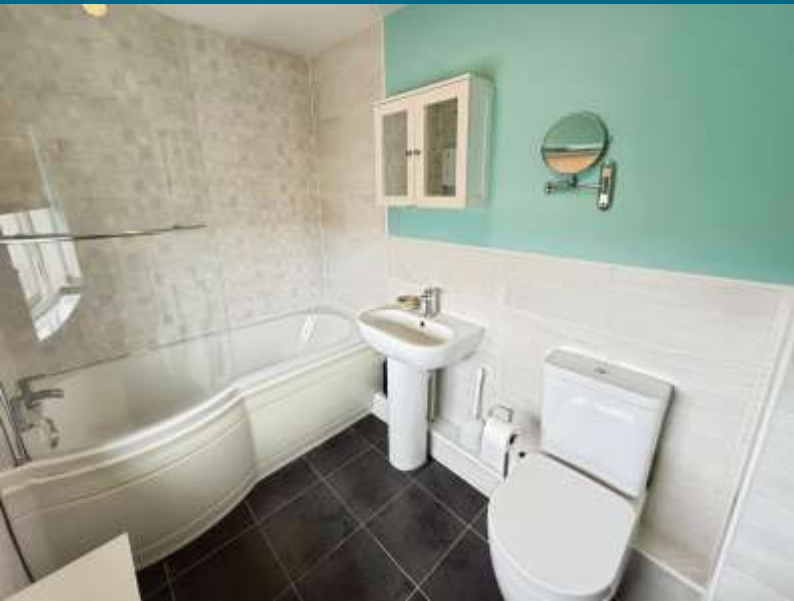
TENURE

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: C

EPC RATING: C

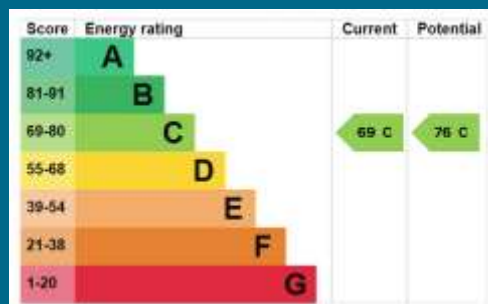
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