

BRUNTON

RESIDENTIAL



RUSHALL PLACE, LONGBENTON, NE12

£230,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL



Well-Proportioned Four-Bedroom Semi-Detached Home Positioned on Rushall Place in the Popular Longbenton Area. Offering Flexible Family Living, Off-Street Parking and a Garage, Enclosed Rear Garden and Excellent Access to Local Amenities and Transport Links.

The property features a front-aspect lounge, a separate dining room with access to the conservatory, a well-appointed kitchen, utility room, and ground floor WC. There are also four well-sized bedrooms and a family bathroom.

Situated within Longbenton, the home enjoys proximity to a range of local shops, schools, and parks, as well as convenient public transport options connecting to Newcastle city centre and surrounding areas.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

Internal accommodation briefly comprises: Entrance vestibule opening into a central hallway with stairs rising to the first floor. To the left, you'll find a spacious front-aspect lounge featuring wood-effect flooring and a feature fireplace. From the lounge, a doorway leads into the rear dining room, which in turn gives access to the conservatory at the rear. The conservatory provides a pleasant outlook over the garden, with a door opening directly outside, ideal for indoor-outdoor living. Also accessed from the dining room is the well-equipped kitchen, fitted with a range of wall and base units, integrated appliances including oven, hob, and extractor fan, and finished with wooden worktops and a rear-facing window that overlooks the garden.

To the rear of the home, an inner hallway leads to a generous utility room with further counter space, matching wood work surfaces, and space for additional appliances. A ground floor WC is also accessed from this hallway, offering added convenience.

Upstairs, the first-floor landing provides access to four well-proportioned bedrooms, suitable for family living or home office use. The fully-tiled family bathroom is fitted with a bath, separate shower cubicle, wash basin, WC, and heated towel rails.

Externally, the property benefits from a driveway providing off-street parking and access to a garage. To the rear, the enclosed garden is mainly laid to lawn with a paved seating area, offering a private and practical outdoor space with fenced boundaries.



BRUNTON
RESIDENTIAL

TENURE : Freehold

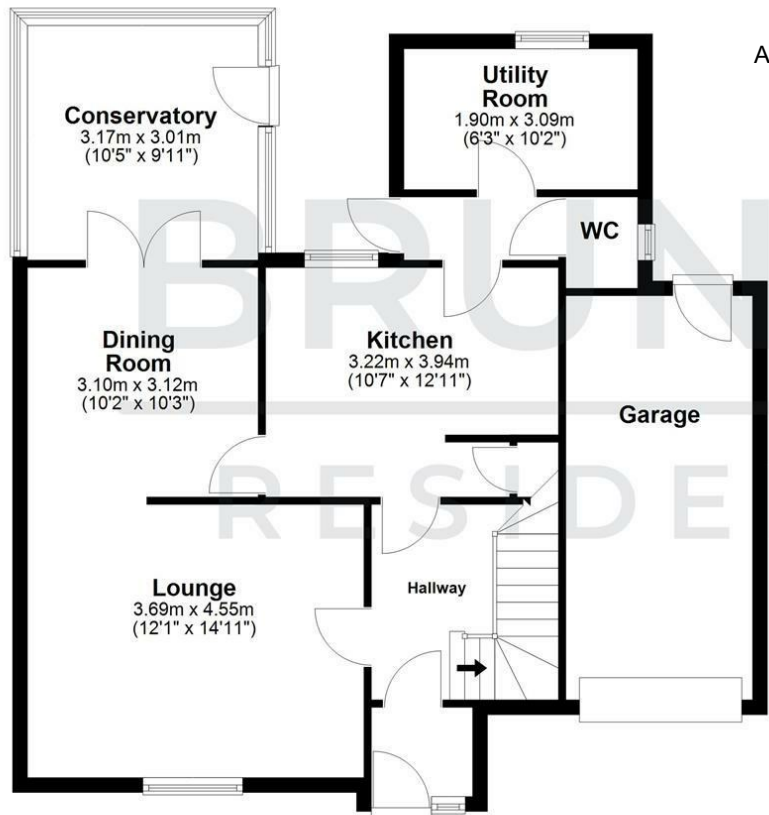
LOCAL AUTHORITY : North Tyneside
Council

COUNCIL TAX BAND : A

EPC RATING : D

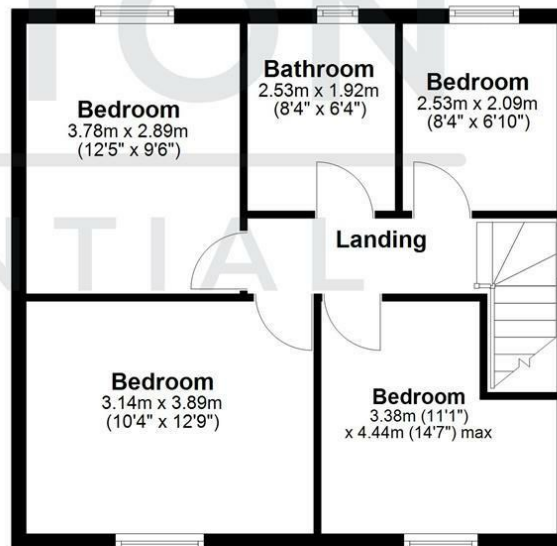
Ground Floor

Approx. 82.8 sq. metres (891.4 sq. feet)



First Floor

Approx. 54.4 sq. metres (585.2 sq. feet)



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	76
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	