



## Runswick Avenue Longbenton

- Semi Detached
- Spacious Living
- Three Bedrooms
- No Upper Chain
- FREEHOLD

**£ 180,000**



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# Runswick Avenue

## Longbenton

### PROPERTY DESCRIPTION

Presenting a new semi-detached property for sale, tastefully decorated with a neutral palette, exhibiting both style and elegance. This property, located on Runswick Avenue, Longbenton, offers a tranquil setting with close proximity to public transport links, local amenities, and reputable nearby schools. In a quiet neighborhood, it is ideally suited for families seeking a peaceful yet convenient location.

The residence boasts an open-plan design, enhancing the flow and connectivity between the spaces. The ground floor accommodates an inviting reception room, suffused with natural light from the large, dual-aspect windows. It also offers direct access to the delightful garden, making indoor-outdoor living seamless and enjoyable.

The kitchen is a modern delight with a dedicated dining space, perfect for family meals or entertaining guests. It is fitted with modern appliances and offers ample storage, addressing all your culinary needs. The kitchen also provides access to the serene garden, further extending the living space.

The property comprises three well-appointed bedrooms. The master bedroom is a spacious retreat with a double bed setup and an abundance of natural light. The second bedroom is also a generous double, offering ample space for relaxation. The third bedroom, a comfortable single, comes with built-in wardrobes, optimizing space utilization.

A bathroom with a separate WC provides convenience and privacy. Further enhancing the property's appeal are unique features such as a lush garden and driveway parking, adding a blend of functionality and aesthetics. This property is a perfect synthesis of comfort, convenience, and modern living.

Living Room: 17'11" x 10'02" (into alcove) - 5.46m x 3.10m

Dining Kitchen: 17'11" x 13'04" (max) - 5.46m x 4.06m

Bedroom One: 12'00" x 11'03" - 3.66m x 3.43m

Bedroom Two: 9'02" x 13'04" (max) - 2.79m x 4.06m

Bedroom Three: 8'10" x 7'01" - 2.69m x 2.16m

Bathroom: 5'06" x 6'04" - 1.68m x 1.93m

W.C.

### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: OFF STREET

### MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

### 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: TBC

FH00008687.SD.SD.10/7/24.V.1



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**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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