



Fairfield Longbenton

- Detached
- Spacious Living
- Three Bedrooms
- Garden Room
- FREEHOLD

£ 269,950 Offers Over



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Fairfield

Longbenton

PROPERTY DESCRIPTION

For sale is an immaculate, detached property that has been meticulously maintained and showcases a range of unique features. This beautiful home is ideally suited to families and is located in a quiet neighbourhood with excellent public transport links, local amenities, and nearby schools.

The home boasts a modern kitchen fitted with up-to-date appliances, providing a perfect setting for family meals or entertaining guests. In addition, there are two reception rooms, both of which feature large windows that flood the rooms with natural light. The first reception room is highlighted by a cozy gas fire, while the second offers a beautiful garden view and direct access to the garden, seamlessly blending indoor and outdoor living.

The property benefits from three well-appointed bedrooms. The master bedroom is exceptionally spacious and provides room for a double bed. The second bedroom is also generously sized and can accommodate a double bed, while the third bedroom is a spacious single room.

The property also features a single bathroom equipped with a rain shower and a large walk-in shower, providing a touch of luxury and comfort.

Unique features of this property include a garage for secure off-street parking, ample parking space, a well-maintained garden, and a delightful garden room that offers additional living space.

Truly, this property offers a perfect blend of comfort and convenience, making it an ideal choice for a family home. Be sure to schedule a viewing to fully appreciate what this property has to offer.

Living Room: 15'02" x 13'03" - 4.62m x 4.04m

Kitchen: 8'09" x 16'05" - 2.67m x 5.00m

Conservatory: 9'06" x 15'05" - 2.90m x 4.70m

Bedroom One: 13'00" x 9'00" - 3.96m x 2.74m

Bedroom Two: 11'01" x 9'00" - 3.38m x 2.74m

Bedroom Three: 8'10" x 7'02" - 2.69m x 2.18m

Bathroom: 5'05" x 6'07" - 1.65m x 2.00m

W.C.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY AND GARAGE

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: C

EPC RATING: E

FH00008760.SD.SD.19/7/24.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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