



Queensbury Gate Longbenton

- Mid-Link Terrace
- Three bedrooms
- Driveway
- Ensuite
- Tenure: Freehold

O.I.R.O: £225,000



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Queensbury Gate

Longbenton

Stylish three storey modern town house in quiet cul de sac location yet within a few minutes walk of Longbenton metro station and local shopping centre. Delightfully presented having been the subject of major expenditure in recent years including comprehensive tasteful redecoration complemented by ultra modern floor coverings, splendid landscaped sun trap rear garden and state of the art upgraded gas central heating system on a hive remote controlled system, the replacement boiler is guaranteed until April 2031. The floor plan comprises - hallway with composite entrance door with spy hole, guest cloakroom, living room with twin french doors to garden, excellent kitchen with range of high gloss finish wall and floor cabinets and built in cooking appliances complemented by part tiled walls. The first floor comprises - landing, master bedroom with range of built in wardrobes and Juliet style balcony with twin french doors and lavish en suite shower room / wc with oversized shower cubicle with mains-controlled shower, two further bedrooms and wet board panelled family bathroom / wc.

ENTRANCE DOOR to

ENTRANCE HALLWAY staircase to first floor landing

DOWNSTAIRS W.C.

LIVING ROOM- 16'4 x 15'0 into wide angled door recess / 4.98m x 4.57m into wide angled door recess

KITCHEN- 8'3 x 11'8 / 2.52m x 3.56m

FIRST FLOOR LANDING staircase to second floor

BEDROOM ONE- 10'3 x 10'10 into range of built in wardrobes / 3.12m x 3.30m into range of built in wardrobes

ENSUITE SHOWER/W.C.

BEDROOM THREE- 6'10 x 7'10 / 2.08m x 2.39m

FAMILY BATHROOM

SECOND FLOOR to

BEDROOM TWO- 13'1 x 11'6 plus deep recessed double wardrobe & UPV dormer windows to front & rear

3.99m x 3.51m plus deep recessed double wardrobe & UPVC dormer windows to front and rear

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL

Broadband: FIBRE TO PREMISES

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY

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.

RISKS

Flooding in last 5 years: NO

Risk of Flooding: ZONE 1

Known safety risks at property (asbestos etc...): 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

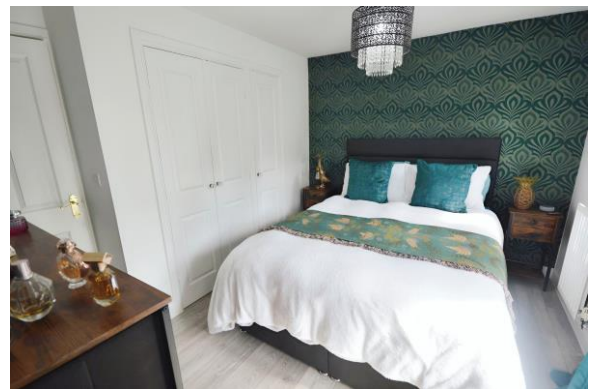
TENURE

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

FH00001952 .BJ.NF.13/08/2024.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.

16 Branches across the North-East



The Property
Ombudsman