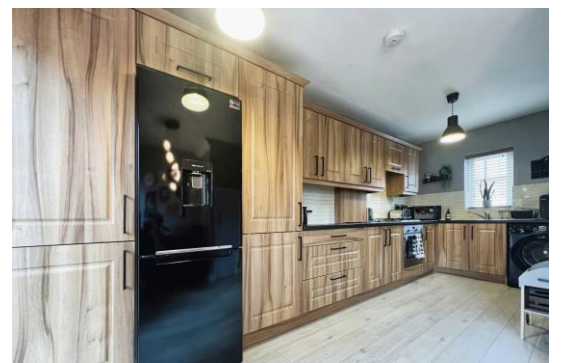




Shearwater Avenue Longbenton

- Semi Detached
- Spacious Living
- Three Bedrooms
- Private Garden
- FREEHOLD

£ 175,000 Offers Over



0191 266 7788
22 Station Road, Forest Hall, NE12 9AD

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
foresthall@rmsestateagents.co.uk

Shearwater Avenue

Longbenton

PROPERTY DESCRIPTION

Presenting a semi-detached property for sale, in an immaculate condition that is perfect for families. This beautiful home, located on Shearwater Avenue, is nestled in a quiet location with excellent public transport links, easy access to local amenities, and nearby schools.

The property boasts a tastefully designed reception room that is spacious, abundantly lit by dual aspect windows, making it an ideal space for family gatherings or relaxation. The heart of the house lies in its modern, open-plan kitchen. It's fitted with modern appliances and bathed in natural light. The kitchen also benefits from a dining space, making it perfect for family meals. From here, you have direct access to a delightful garden that offers a peaceful retreat.

Accommodation comprises of three bedrooms, all of which are double-sized. The master bedroom is notably spacious, providing a comfortable living space. The second bedroom is equally spacious, while the third bedroom is currently being used as an office/closet, showcasing the versatility of the space.

There is a well-appointed bathroom featuring a luxurious rain shower, offering a spa-like experience right at home.

Unique features of this property include off-street parking and a well-maintained garden, adding to the charm and convenience of this home.

In summary, this property offers a blend of comfort, style, and practicality, making it a perfect choice for families looking for a home in a serene yet well-connected location.

Living Room: 18'02" x 11'02" (into alcove) - 5.53m x 3.40m
Dining Kitchen: 17'10" (max) x 13'04" (max) - 5.44m x 4.06m
Bedroom One: 12'00" x 11'02" - 3.66m x 3.40m
Bedroom Two: 11'11" x 13'05" (max) - 3.63m x 4.09m
Bedroom Three: 8'11" x 7'00" - 2.72m x 2.13m
Bathroom: 5'04" (max) x 10'10" (max) - 1.62m x 3.30m

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAIND 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

FH00008801.SD.SD/27/8/24.V.1



Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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

