



Rosebury Drive Longbenton

- End Terrace
- Open Plan Living
- Modern Decor
- Two En-suite Bedrooms
- FREEHOLD

£ 195,000



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Rosebury Drive

Longbenton

PROPERTY DESCRIPTION

We are delighted to present for sale this immaculate end of terrace house, boasting a host of modern conveniences, nestled in an idyllic location with close proximity to public transport links, highly regarded schools, and local amenities.

This property offers a balance of peaceful living and urban convenience that is perfect for families and couples. The house features a splendid open-plan design on the ground floor that enhances the sense of space and light, providing an inviting atmosphere for relaxation and entertainment.

The ground floor houses a spacious reception room with large windows permitting an abundance of natural light. The reception room also provides direct access to a beautifully maintained garden, creating a seamless indoor-outdoor living space. The modern, open-plan kitchen is fitted with top-of-the-range appliances and offers a breakfast bar, ideal for casual dining. The natural light streaming in makes the kitchen a vibrant area to cook and spend quality time.

Upstairs, there are two double bedrooms, both featuring built-in wardrobes and en-suite bathrooms. The master bedroom is particularly spacious, offering a comfortable retreat. Both bathrooms have been newly refurbished, offering contemporary fixtures and fittings.

The property also benefits from a garage and additional parking facilities, and lawned space, adding to the convenience of this home. An EPC rating of 'C' underscores the property's energy efficiency.

In conclusion, if you are looking for an elegant, ready-to-move-in property with unique features in a serene yet well-connected location, this house should be at the top of your viewing list.

Living Room: 11'07" x 13'08" - 3.53m x 4.17m

Kitchen: 13'08" x 7'00" - 4.17m x 2.13m

W.C.

Bedroom One: 9'04" x 11'05" (+ wardrobes) - 2.84m x 3.48m

En-suite: 5'02" x 6'08" - 1.57m x 2.03m

Bedroom Two: 9'08" x 10'02" (+ wardrobes) - 2.95m x 3.10m

Ensuite: 5'01" x 5'09" - 1.55m x 1.75m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE AND DRIVEWAY

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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: B

EPC RATING: C

FH00008815.SD.SD.11/10/24.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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