

Yewburn Way | Longbenton | NE12 8LL

# Offers in Excess of: £210,000

For sale is this charming three-bedroom semi-detached house, ideal for first-time buyers or families. The property is situated in a desirable location with the convenience of nearby schools, making it an excellent choice for families with children. The house boasts lounge through to dining room offering plenty of space for relaxation and entertainment. Whether it's a cosy family movie night or hosting friends, these spaces perfectly cater to your needs. The well-sized kitchen that leads to the utility room, provides ample room for all your culinary endeavours. Additionally, the property features a beautiful conservatory that looks out onto the enclosed rear garden. Moving upstairs, the property offers three bedrooms. Two of these are double rooms, offering plenty of space for storage and room to unwind. The third bedroom is a single, which could be utilised as a child's room or a home office, depending on your needs. The family bathroom, provides practicality and comfort for all residents of the house. This semi-detached house, with its excellent location and generous space, is a brilliant opportunity for those looking to step onto the property ladder or for a family seeking their next home. Don't miss out on this opportunity to secure a wonderful home in a great location.





3



2



1

Semi-detached

Garden

Three bedrooms

**EPC: D** 

**Corner plot** 

Council tax band: A

Conservatory

**Tenure: Freehold** 

For any more information regarding the property please contact us today

# **PROPERTY DESCRIPTION:**

**ENTRANCE HALLWAY:** Staircase to first floor

**LOUNGE:** (front):  $13'2 \times 12'3$  into alcoves  $(4.01 \text{m} \times 3.73 \text{m})$  UPVC double glazed window to front, radiator, opening to:

**DINING ROOM:** (rear): 10'0 x 8'9 (3.05m x 2.67m) Radiator, UPVC double glazed French doors leading to:

**CONSERVATORY:** 9'9 X 8'8 (2.97m x 2.64m) UPVC double glazed French doors to rear garden

**KITCHEN:** (rear): 16'2 max x 7'8 max (4.93 m x 2.33 m) Briefly comprising; fitted wall and base units incorporating a  $1 \frac{1}{2}$  bowl sink unit with mixer tap, gas hob, built in electric oven, extractor hood, space for dishwasher, space for washing machine.

**UTILITY**: (rear): 7'9 into alcove x 6'1 max (2.36m x 1.85m) Worktop with space for fridge/freezer, and space for tumble dryer.

# FIRST FLOOR LANDING AREA:

**FAMILY BATHROOM:**  $8'0 \text{ max } \times 6'2 \text{ max } (2.44 \text{m} \times 1.88 \text{m})$  Briefly comprising low level W.C., paneled bath, pedestal wash hand basin, UPVC double glazed frosted window to rear

**BEDROOM TWO:** (rear): 13'0 max x 8'8 max (3.96m x 2.64m) UPVC double glazed window to rear, radiator

**BEDROOM ONE:** (front):  $11'3 \times 11'6 (3.43 \text{m x } 3.51 \text{m})$  UPVC double glazed window to front, radiator.

**BEDROOM THREE**: (front): 8'2 x 8'2 (2.48m x 2.48m) UPVC double glazed window to front, radiator.

# **EXTERNALLY:**

Enclosed front garden with side access to rear, mainly laid to lawn.

Enclosed rear garden mainly laid to lawn with patio areas.

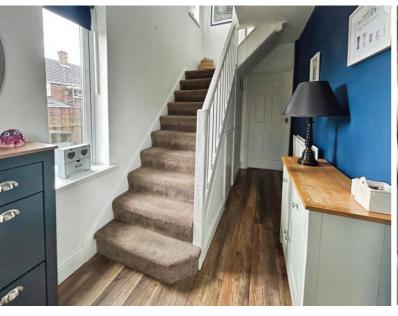
















## PRIMARY SERVICES SUPPLY

Electricity: MAINS Water: MAINS Sewerage: MAINS Heating: GAS CENTRAL

Broadband: FIBRE TO PREMISES Mobile Signal Coverage Blackspot: NO Parking: ON-STREET & COMMUNAL

# **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.

# **RESTRICTIONS AND RIGHTS**

Listed? NO
Conservation Area? NO
Restrictions on property? NO
Easements, servitudes or wayleaves? NO
Public rights of way through the property? NO

### **RISKS**

Flooding in last 5 years: NO Risk of Flooding: ZONE 1 Known safety risks at property (asbestos etc...): NO

### **BUILDING WORKS**

Any known planning permissions or proposals in the immediate locality: NO Outstanding building works at the property: 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: A**

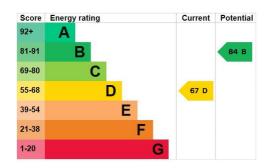
**EPC RATING**: D

FH00008940 .NF.NF.25/06/2025.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.

