



Queensbury Gate

Longbenton

- Semi Detached
- Spacious Living
- Three Bedrooms
- Two Bathrooms
- Freehold

£ 210,000



ROOK
MATTHEWS
SAYER

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

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

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Longbenton

PROPERTY DESCRIPTION

Presenting an immaculate semi-detached property, now available for sale, on Queensbury Gate, Longbenton. This dwelling offers unparalleled comfort and luxury, making it an ideal abode for families and couples alike.

The property features a generous kitchen equipped with modern appliances and a dedicated dining space for family meals and entertaining guests. The sole reception room is adorned with large windows that flood the space with natural light. The room offers an enchanting garden view and direct access to the garden, creating a seamless indoor-outdoor living experience.

The residence boasts three beautifully designed bedrooms. The master bedroom is a spacious double room featuring an en-suite, built-in wardrobes, and a Juliet balcony overlooking the garden. The second bedroom is also a double, making it perfect for guests or family members. The third bedroom is a generous single room that provides ample space for comfort and convenience.

Outside, a well-maintained garden offers plenty of space to relax, play, or entertain. An added unique feature of this property is a home office located in the garage – an ideal space for those who work from home or require a private study area.

With an EPC rating of 'C' and council tax band 'B', this property is as efficient as it is beautiful. Located with convenient access to public transport links and local amenities, this home doesn't just offer a place to live, but a lifestyle to enjoy.

With its impeccable condition and unique features, this property is a must-see for those seeking a ready-to-move-in home.

Living Room: 12'08" x 15'00" - 3.86m x 4.57m

Kitchen: 14'02" x 8'03" - 4.32m x 2.52m

W.C.

Bedroom One: 8'10" (+ wardrobes) x 10'10" - 2.69m x 3.30m

En-suite: 7'04" x 3'10" - 2.24m x 1.19m

Bedroom Two: 9'01" x 7'11" - 2.77m x 2.41m

Bedroom Three: 6'10" x 6'10" - 2.08m x 2.08m

Bathroom: 6'04" x 7'11" - 1.93m x 2.41m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

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.

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

FH00008661.SD.SD.25/4/24.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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