

## Offers Over £215,000

### Monarch Court, Longbenton, NE12



- Three storey end terrace house
- Gas central heating
- Larger than average front garden
- Freehold
- Double glazing
- Enclosed garden to rear
- Three bedrooms
- Garage and driveway
- Re-fitted kitchen

First time buyers and those looking for a family home will be delighted with the space and convenience this house offers. The property is located within a short walk from local shops, with accommodation over three floors which is very well presented and features stylish engineered oak flooring to many of the rooms. The house benefits from gas central heating, double glazing, a single garage and private driveway, both of which are located directly to the side of the house. The front garden is larger than average and the enclosed rear garden offers an easily maintained outdoor space to enjoy in the better weather. The location is popular amongst those who work at the Freeman Hospital, DWP, HMRC and the business parks at Balliol and Quorum.

Freehold. Estate maintenance fee £55 per annum. (see note at end of details).  
Council tax band C, Energy rating to be advised.

# Monarch Court, Longbenton, NE12

## Hallway

With radiator. Ground floor w.c.

## Kitchen

Zanussi gas boiler. Plumbed for washer. Space for dryer and space for fridge freezer. Gas hob and oven, extractor hood. Open plan to :

## Living room

With two radiators. Cupboard. Patio doors to garden.

## First floor landing

## Bedroom one

With fitted robes. Radiator. Patio doors to Juliet balcony. Ensuite with wash basin, w.c and walk in shower.

## Bathroom

With radiator, white suite with wash basin, w.c. and bath with shower over.

## Bedroom two

Radiator. Ideal as a study or small single bedroom.

## Second floor landing

## Bedroom three

With two radiators and dormer windows front and rear.

## Outside space

Larger than average lawned garden to front, enclosed lawned garden to rear with patio. Driveway and garage to side.

## Mining


This property is not known to be affected by mining but your conveyancer must complete a mining search prior to exchange of contracts to confirm this.

## Utilities

Gas, electric, water and broadband are all connected. You must check with your own phone provider for any blackspots, it is known that certain signals are weaker in the area than elsewhere.

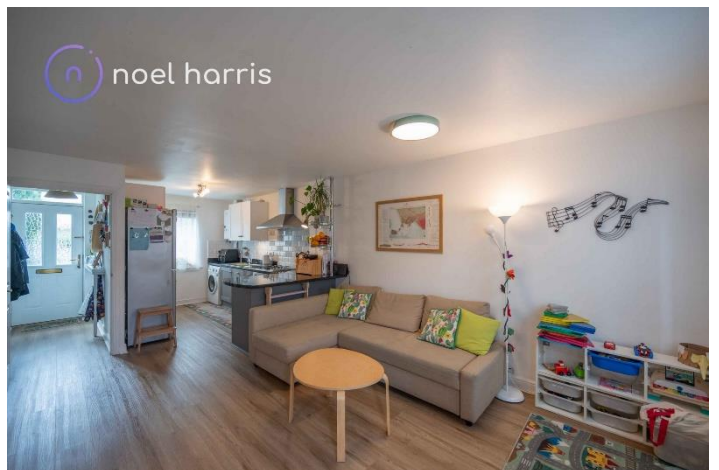
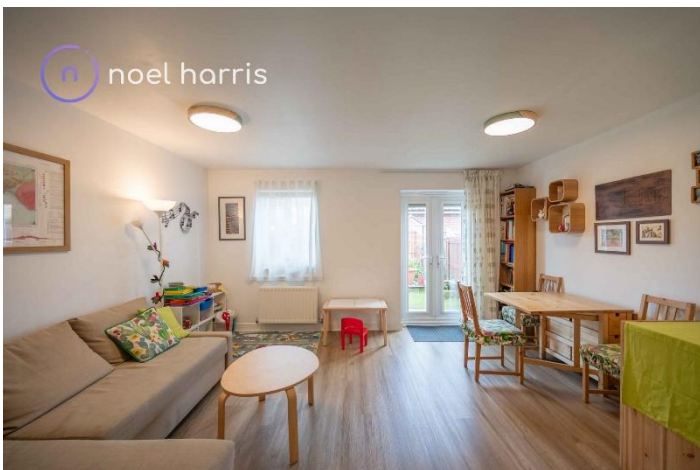
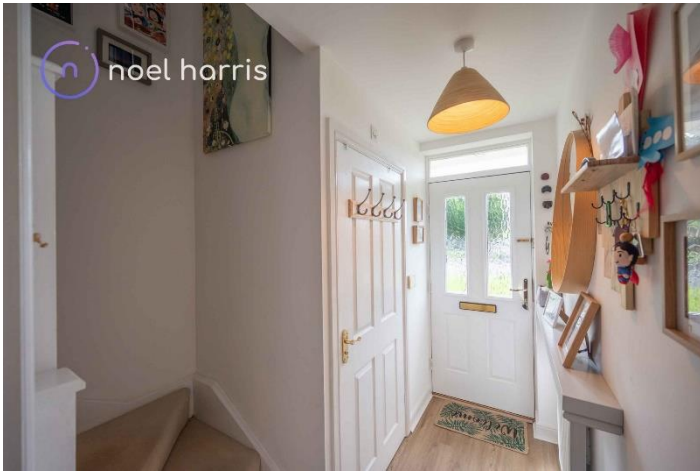
## Estate maintenance charge

An estate maintenance charge of £55 (fifty five) per annum is payable, this may vary and must be confirmed via your solicitor prior to exchange of contracts.

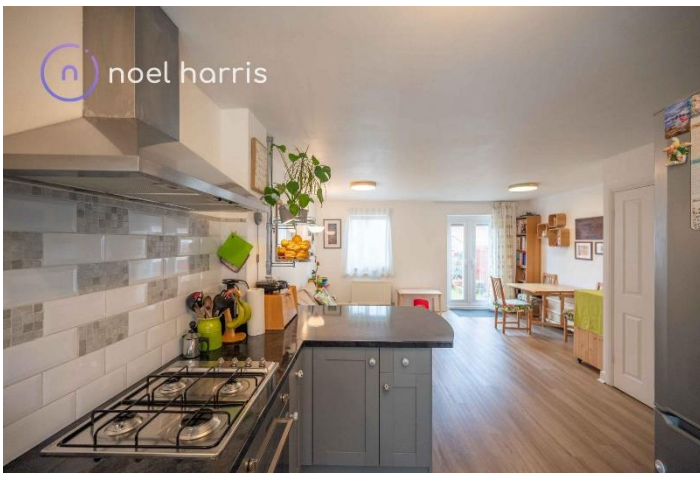
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	78	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



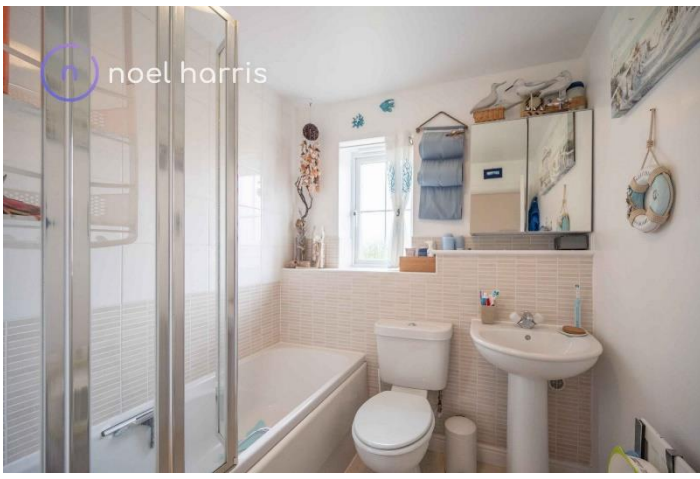




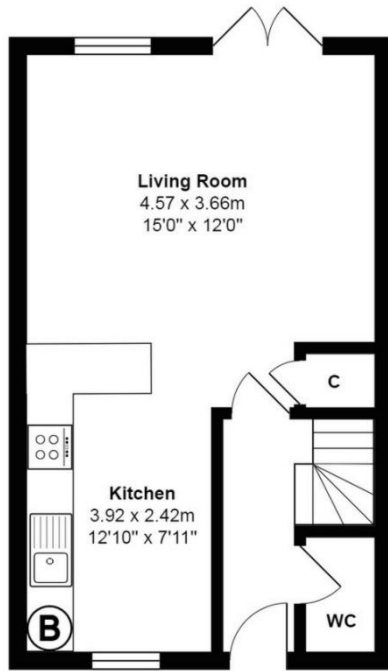




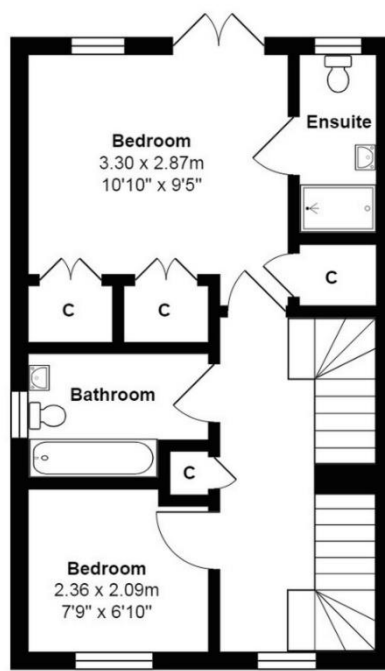




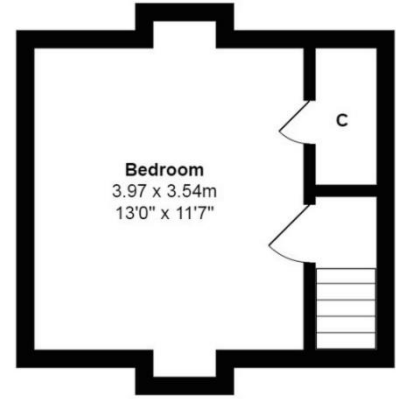
# 21 Monarch Court



Ground Floor



First Floor



Second Floor

Total Area: 90.2 m<sup>2</sup> ... 971 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Directions

## Location



### VIEWING BY APPOINTMENT WITH AGENTS NOEL HARRIS HOME SALES

Spaceworks, Benton Park Road, South Gosforth, Newcastle upon Tyne, Tyne and Wear, NE7 7LX T: 01914862029 E: noel@noelharris.co.uk W:  
www.noelharris.co.uk

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER NOEL HARRIS HOME SALES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.