



Alexander Hudson Estates

Sales Particulars

Charnwood Avenue

Longbenton

NE12 8PT





Alexander Hudson Estates are excited to introduce to market this well presented, two bedroom, mid- terraced family home, situated within the increasingly popular area of Longbenton, close to local amenities, schooling and transport links.

Tastefully decorated throughout, the property briefly comprises of entrance hallway, downstairs WC, open plan kitchen/ living room with French-style doors leading out to the sunny rear garden. To the first floor lie two double bedrooms, both with ensuite bathrooms. Externally, the front of the property comprises of a small lawn and a private driveway. A well maintained and sunny garden with patio area, garden lawn and shed is located to the rear.

Close-by to Longbenton Metro Station, this property sits in a prime location for travelling across the city, and benefits from having schools and a range of local amenities such as shops, pubs and restaurants all within walking distance. Four large parks including Tyneview Park are all within a one-mile radius of the property, offering up plenty of scenic walking routes and open green space.



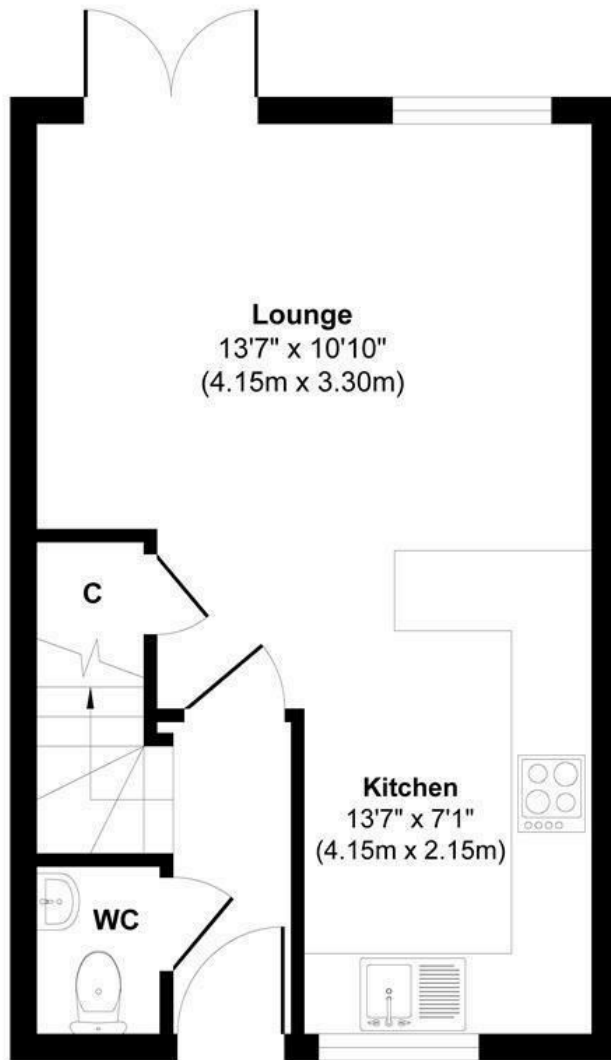
Tenure: Freehold Council tax band: B EPC Rating: C



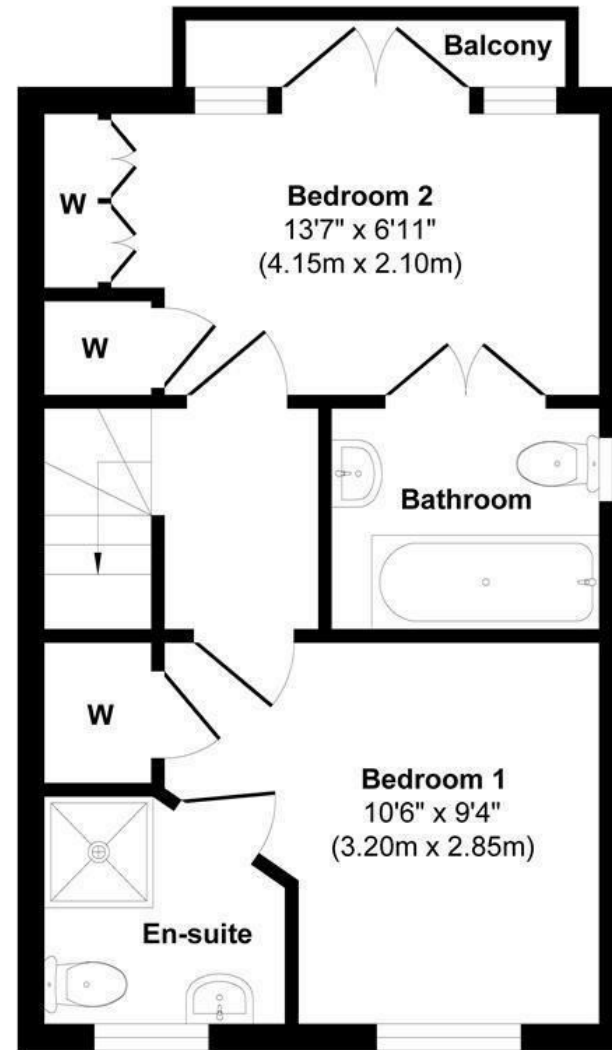


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Ground Floor
Approximate Floor Area
337 sq. ft
(31.30 sq. m)



First Floor
Approximate Floor Area
337 sq. ft
(31.30 sq. m)

Approx. Gross Internal Floor Area 674 sq. ft / 62.61 sq. m

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