







- Terrace House
- Ground Floor WC
- Gardens to Front & Rear
- Rewired in 2018
- No Onward Chain
- Three Bedrooms
- Ample Storage
- Sought After Location
- Boiler Installed Decemeber 2023
- MUST BE VIEWED







\*\* Video Tour on our YouTube Channel |  
[https://youtu.be/Ooy5s5ihg\\_E](https://youtu.be/Ooy5s5ihg_E) \*\*

Jan Forster Estates are pleased to welcome to the market this three bedroom terrace house which is offered for sale with the benefit of no upper chain. Situated in the highly sought-after Stoneleigh Place in Longbenton, the property will appeal to a variety of buyers and is within close proximity to excellent bus, Metro links, and local shops.

Briefly comprising to the ground floor:- entrance hallway with ground floor WC, lounge with feature fireplace, and a modern kitchen-diner with fitted wall and floor units and breakfast bar. To the first floor, there are three good-sized bedrooms, and the three-piece family bathroom WC. The property benefits from gas central heating, ample storage, and double glazing throughout. Externally, there is a gated easy to maintain garden to the front and a lovely Easterly-facing garden to the rear with lawned and patio areas.



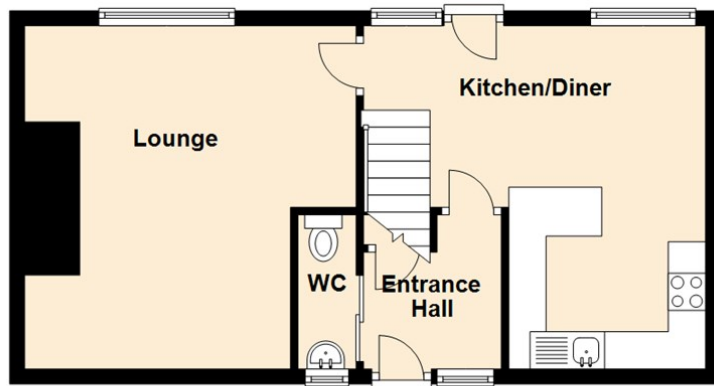
We anticipate an extremely high level of viewings on this family home. For more information and to arrange yours, please call 0191 270 1122.

#### Tenure

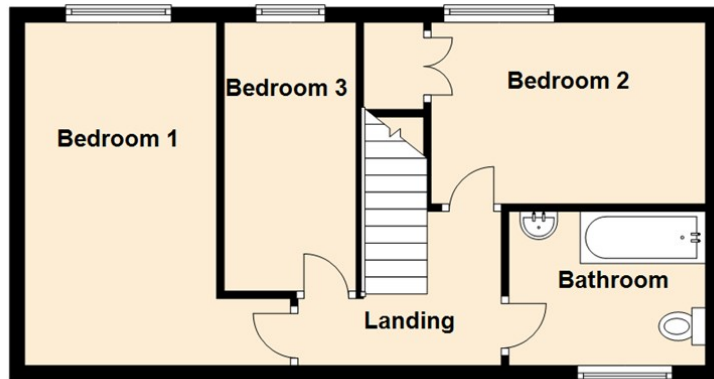
The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band \*A\*

### Ground Floor



### First Floor



Lounge 14'10" x 14'7" (4.54 x 4.45)

Kitchen 15'1" x 14'11" (4.61 x 4.56)

Bedroom One 14'11" x 8'8" (4.55 x 2.65)

Bedroom Two 8'0" x 12'0" (2.44 x 3.68)

Bedroom Three 11'10" x 5'9" (3.61 x 1.77)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## The difference between house and home

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