



Balliol Mews, Longbenton
Offers in excess of £175,000

**JACK
HARRISON
ESTATES**

A FANTASTIC 3 BEDROOM TOWNHOUSE SITUATED IN THIS SOUGHT AFTER RESIDENTIAL CUL DE SAC WITHIN EASY REACH OF AMENITIES INCLUDING BALLIOL BUSINESS PARK, FOUR LANE ENDS METRO STATION AS WELL AS A WEALTH OF OTHER AMENITIES.

Constructed by Yuill Homes in 2008, this 3 storey property is both well appointed and generously proportioned throughout.

Briefly comprising: Entrance hall, WC and a good size open plan living/dining kitchen. To the first floor is a landing leading to 2 bedrooms, master with en suite, and a family bathroom/WC. To the second floor there is a second landing leading to a generous 3rd bedroom.

Additional benefits include gas central heating via combination boiler and double glazing.

Externally, there are gardens to the front and rear and a driveway to the front.

Entrance hall: Double glazed entrance door, staircase to the first floor, telephone point, radiator and laminate floor.

WC: WC, hand basin, extractor fan, radiator and laminate floor.

Open plan living/dining kitchen: 25'0 x 15'4:

Living room: Double glazed window to the rear, telephone point, television point, understairs cupboard, double radiator, laminate floor and double glazed French doors to the garden.

Kitchen: Fitted with a range of wall and base units, work surfaces, 1 ½ bowl sink unit, built in electric oven and gas hob, extractor hood, space for washing machine and double glazed window to the front.

First floor landing: Double glazed window to the front, carpet, radiator and staircase to the 2nd floor.

Bedroom 1: 8'7 x 11'0: Double glazed window to the rear, built in wardrobes, television point, double radiator and double glazed French doors to the Juliet balcony.

En suite: White 3 piece suite comprising a step in shower cubicle, hand basin and WC. Part tiled walls, extractor fan, double radiator and double glazed frosted window to the rear.

Bedroom 2: 7'0 x 7'5: Double glazed window to the front, carpet and radiator.

Bathroom/WC: 7'7 x 6'4: White 3 piece suite comprising a panelled bath, hand basin and WC. Part tiled walls, radiator and extractor fan.

Second floor landing: Carpet and radiator.

Bedroom 3: 11'7 x 15'2: Double glazed windows to the front and rear, built in wardrobes, television point, access to roof space, 2 radiators and carpet.

Front garden: Driveway and lawned garden.

Rear garden: Laid mainly to lawn with a garden shed and fenced boundaries.

