



Somervyl Avenue | Longbenton | NE12 8UG

**£214,995**

Occupying a corner position on the highly sought after Somervyl Avenue we offer for sale this spacious semi-detached home with a well-designed lay out ideal for family living. The ground floor features a welcoming hallway, a guest w.c. generous lounge leading to the dining room with French doors to the good sized rear garden perfect for children's play or entertaining and a well equipped kitchen with built in appliances.

To the first floor you will find three bedrooms, principle with built in wardrobes maximising storage solutions and a refitted stylish En Suite, the third is a comfortable single perfect as a child's room or home office with built in storage. The family bathroom with corner bath completes the accommodation. Externally along with the good-sized rear garden there is a generous double length driveway to the front providing useful off-street parking and lawned area.

The property is suitable to a range of buyers offering comfortable living in a desirable location close to schools and a good range of amenities, early viewings are recommended to secure.

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## Modern Semi Detached

## Sought After Development

### Ground Floor W.C.

### Refurbished En Suite

### Gardens & Driveway

### Freehold

### Council Tax: B

### EPC: TBC

**ENTRANCE PORCH:** Featuring a double-glazed door to the hallway.

**ENTRANCE HALLWAY:** Benefitting from a staircase to the first floor, and a radiator.

**DOWNSTAIRS CLOAKS/W.C.:** Fitted with a low-level WC, wash hand basin set within a vanity unit, and a double-glazed window to the front.

**LOUNGE:** 12'5 x 14'5, (3.78m x 4.39m). A bright and spacious reception room featuring a double-glazed front-facing window, two radiators, and double doors opening into the dining room.

**DINING ROOM:** 10'7 x 14'5, (3.22m x 4.39m). A generous dining space with an under stairs storage cupboard, radiator, and double-glazed French doors providing access to the rear garden.

**KITCHEN:** 10'6 x 7'3, (3.20m x 2.20m). Fitted with a range of wall and base units incorporating a single drainer sink unit. Integrated appliances include an electric oven, gas hob, and extractor hood, with space for a washing machine, dishwasher, and fridge/freezer. Additional features include part-tiled walls, a double-glazed rear window, and a combination boiler neatly housed within a wall unit.

**FIRST FLOOR LANDING AREA:** Double-glazed side window, airing cupboard housing the hot water cylinder, and access to the part-boarded loft via a loft ladder.

**BEDROOM ONE:** 10'2 x 11'0, (3.09m x 3.14m) plus wardrobes. A well-proportioned principal bedroom with fitted wardrobes, radiator, rear-facing double-glazed window, and access to the en-suite shower room.

**EN-SUITE SHOWER ROOM:** Fitted with a mains shower enclosure, wash hand basin set within a vanity unit, low-level WC, heated towel rail, and part-tiled walls.

**BEDROOM TWO:** 10'1 x 9'2, (3.07m x 2.79m). The second bedroom features a radiator.

**BEDROOM THREE:** 7'7 x 7'5, (2.48m x 2.05m). Featuring a built-in wardrobe, a double-glazed window to the front, and a radiator.

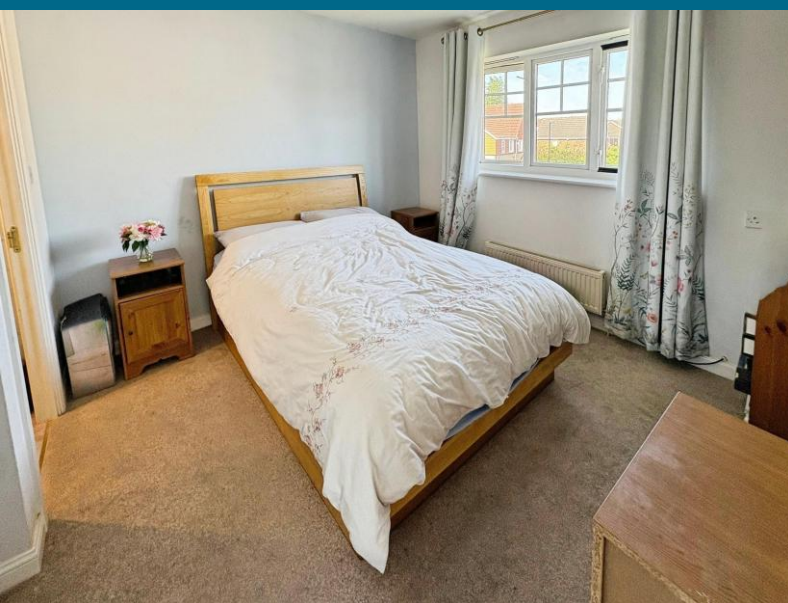
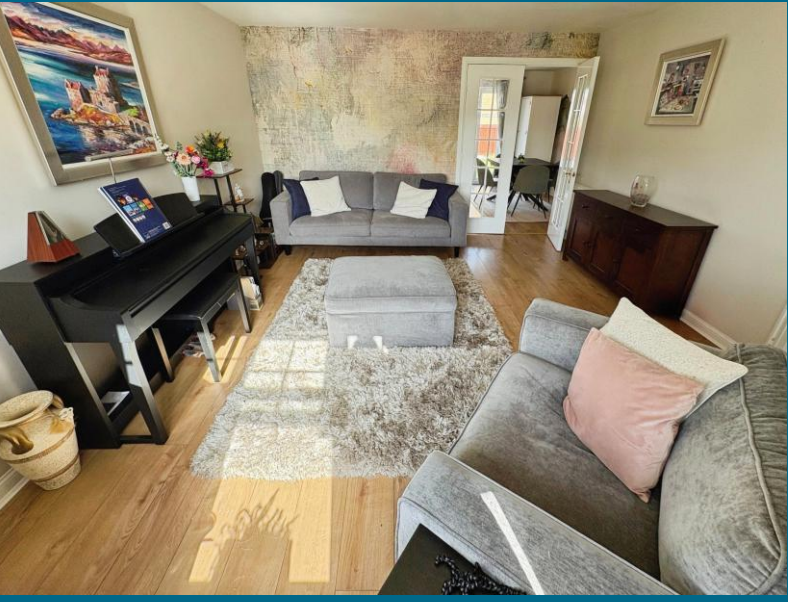
**FAMILY BATHROOM:** Comprising of a corner bath, pedestal wash hand basin, low-level WC, radiator, part-tiled walls, and a frosted double-glazed rear window.

**EXTERNALLY:** To the front, the property benefits from a double-length driveway providing ample off-road parking. The enclosed rear garden is predominantly laid to lawn with fenced boundaries and includes two garden sheds and an external water supply.

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### PRIMARY SERVICES SUPPLY

Electricity: MAINS  
Water: MAINS  
Sewerage: MAINS  
Heating: MAINS GAS  
Broadband: FIBRE TO PREMISES  
Mobile Signal Coverage Blackspot: NO  
Parking: DRIVEWAY

### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

### RESTRICTIONS AND RIGHTS

Listed? NO  
Conservation Area? NO  
Restrictions on property? NO  
Easements, servitudes or wayleaves? NO  
Public rights of way through the property? NO

### RISKS

Flooding in last 5 years: NO  
Risk of Flooding: ZONE 1  
Known safety risks at property (asbestos etc...): NO

### BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: NO  
Outstanding building works at the property: NO

### ACCESSIBILITY

This property has no accessibility adaptations:

- E.g. Ramp access to front door
- E.g. Accessible handrail to side door
- E.g. Wet room to ground floor
- E.g. Lift access to first floor

### 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: TBC

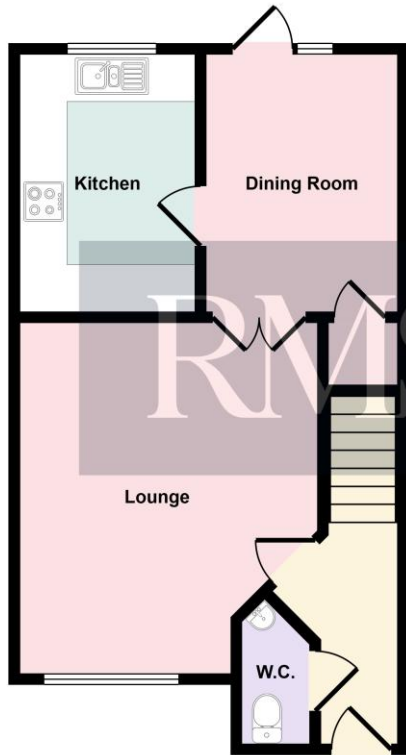
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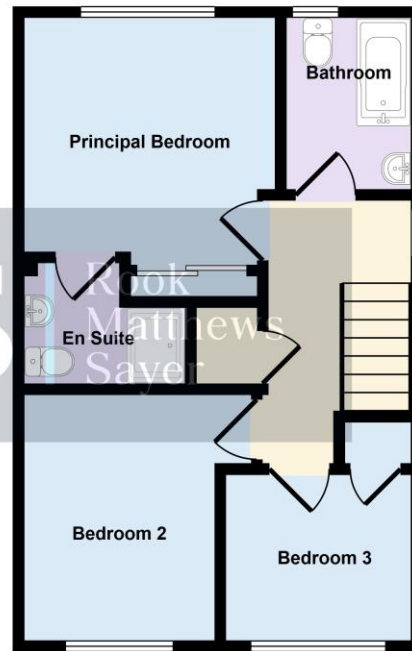
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Ground Floor



First Floor

## EPC RATING TBC

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**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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