



Ringwood Green, Long Benton, NE12 8DR

£190,000

A wonderful opportunity to acquire this good sized semi detached family home situated in a sought after location, overlooking a grassed area to the front on Ringwood Green. The property is located within easy reach of local amenities, nearby schools, metro stations and transport links.

The ground floor offers a bright welcoming hallway leading to the lounge through dining room with dual aspect windows flooding the room with natural light. The functional kitchen is well suited for everyday family life and entertaining. There is also the addition of a useful outhouse / utility area with extra storage.

To the first floor you will find three well-proportioned bedrooms, two of which are doubles and a family bathroom with shower over the bath catering to both preferences.

Externally a garden to the front has the added benefit of a driveway providing off street parking and to the rear a larger than average beautifully maintained garden offering an attractive outdoor space for relaxation, gardening or family use.

This lovely home offering comfort and convenience is sure to appeal to a variety of buyers and an early inspection is highly recommended.

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Semi Detached Family Home

Gardens To Front and Rear

Well Presented Throughout

Driveway

Favoured Location

Freehold

Three Bedrooms

Viewings Recommended

ENTRANCE HALLWAY:

Double glazed entrance door and double glazed window to the side, staircase rising to the first floor.

LOUNGE: 13'2x 12'8 (4.13m x 3.86m). A bright and spacious reception room with a double glazed front-facing window, with wood effect fireplace, marble inset and hearth and living flame gas fire creating an attractive focal point. Radiator and archway to dining room.

DINING ROOM: 9'9 X 9'0 (2.97m x 2.74m) Second reception room with coving to ceiling, radiator and French doors overlooking the delightful rear garden

KITCHEN: 13'3 x 7'2 max (5.38m x 4.01m). A generously proportioned breakfast kitchen fitted with a range of wall and base units incorporating a 1 ½ bowl sink. Spaces for appliances include a gas cooker point, space for washing machine and fridge/freezer. Additional features include a useful storage cupboard plus a cupboard housing combi boiler. Part tiled walls and tile effect flooring. Double-glazed windows to both the front and rear, and a double-glazed door providing direct access to the rear garden.

FIRST FLOOR LANDING AREA: Featuring a double-glazed window to the side and providing access to the loft space.

BEDROOM ONE: 11'5 x 11'1 into alcove (3.47m x 3.37m into alcove). A well-proportioned principal bedroom with a front-facing double-glazed window and radiator.

BEDROOM TWO: 12'8 x 9'9 (3.86m x 2.97m). A comfortable double bedroom with radiator, featuring a rear facing double-glazed window overlooking the garden.

BEDROOM THREE: 8'9 x 8'2, (2.66m x 2.48m). A versatile third bedroom with a front facing double-glazed window, built-in storage over bulk head with drawers and a radiator.

FAMILY BATHROOM: Fitted with a panelled bath with overhead mains shower and bi folding glass screen, pedestal wash hand basin, low level W.C. Additional features include tiled walls and floor, upvc ceiling with spotlights and a frosted double-glazed rear window.

EXTERNALLY: The enclosed rear garden is well stocked, predominantly laid to lawn with a decked area, making it ideal for outdoor seating and entertaining. The garden is bordered by fenced boundaries and benefits from a brick outhouse and gated access to the side. Walled boundaries to the front with a block paved driveway with wrought iron gates makes parking a breeze.



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

Any flood defences at the property: No

Coastal Erosion Risk: Low

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: A

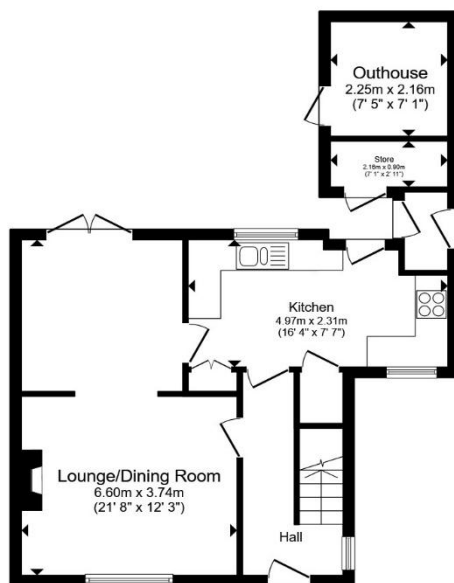
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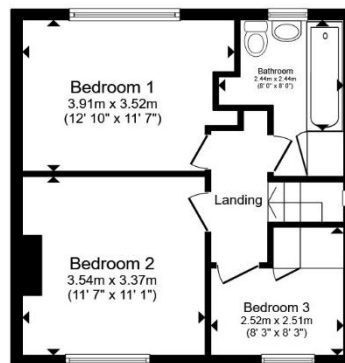
T: 01912667788

foresthall@rmsestateagents.co.uk

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Ground Floor



First Floor

Total floor area 90.5 m² (974 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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