



Cosgrove Court, Longbenton
Offers in excess of £260,000

**JACK
HARRISON
ESTATES**

A WELL APPOINTED 3 BEDROOM END TERRACE TOWNHOUSE SITUATED ON THE HIGHLY DESIRABLE, COSGROVE COURT, LONGBENTON.

The property is conveniently positioned for access to a wealth of amenities including Longbenton Metro Station, The Freeman Hospital and St Mary's Catholic School (Ofsted outstanding).

The accommodation comprises: Entrance hall, WC, dining kitchen and lounge leading to a conservatory. To the first floor, there are 2 bedrooms and a family bathroom/WC. The 2nd floor is accessible via a staircase and is home to the master bedroom which boasts a walk in wardrobe and a generous en suite shower room/WC.

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

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

Entrance hall: Double glazed entrance door, staircase to 1st floor, carpet and radiator.

WC: Double glazed window to the side, WC, hand basin, radiator and tiled floor.

Lounge: 10'3 x 15'0: Double glazed window to the rear, telephone & television point, carpet, radiator and double glazed French doors to the conservatory.

Conservatory: 10'2 x 8'7: Double glazed windows to the rear and side, laminate floor and double glazed French doors to the garden.

Dining kitchen: 16'1 x 8'3: Fitted with a range of wall and base units, work surfaces, single bowl sink unit, built in electric oven and hob, extractor hood, space for washing machine, part tiled walls, combi boiler, double radiator and double glazed window to the front.

First floor landing: Double glazed window to the side, built in cupboard, carpet, radiator and staircase to the 2nd floor.

Bedroom 2: 9'5 x 15'2; Double glazed window to the rear, carpet and radiator.

Bedroom 3: 9'7 x 8'6: Double glazed window to the front, carpet and radiator.

Bathroom/WC: 8'7 x 7'0: White 3 piece suite comprising a tiled bath with shower over, hand basin and WC. Tiled walls, tiled floor, heated towel rail and extractor fan

Second floor landing: Double glazed window to the side, carpet and radiator.

Bedroom 1: 13'2 x 11'5: Double glazed window to the front, walk in cupboard, carpet, 2 radiators and access to the roof space.

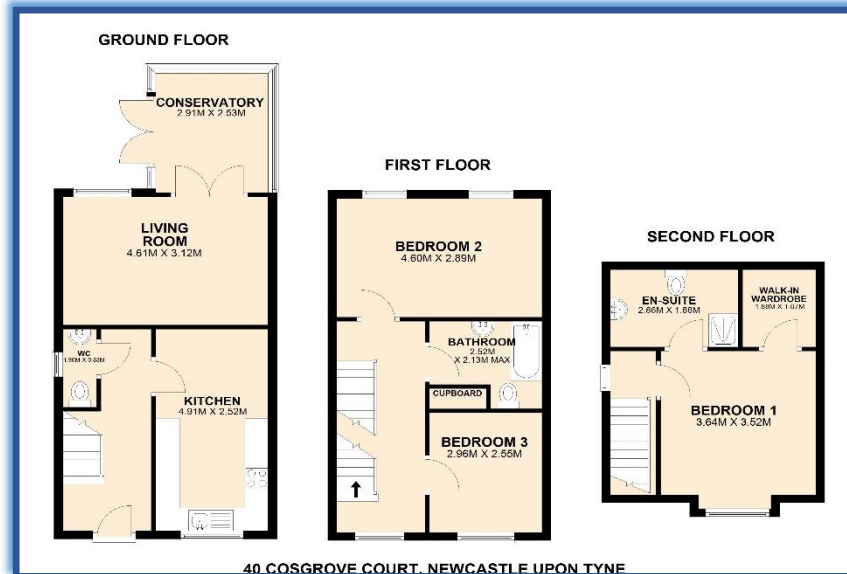
En suite: 6'2 x 9'4: White 3 piece suite comprising a step in shower cubicle, hand basin and WC. Tiled floor, part tiled walls, heated towel rail, extractor fan and Velux window.

Front garden: Laid mainly to lawn with paved walkways and a driveway.

Rear garden: Laid mainly to lawn with a decked patio, garden shed, flower and tree borders, and fenced boundaries.



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