



 Jan Forster

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Monks Park Way | Longbenton | Newcastle Upon Tyne | NE12 8XE

Guide Price £170,000



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- Sought After Location
- Three Bedrooms
- Ground Floor WC
- Freehold
- Call For More Information
- Terraced Home
- Front and Rear Gardens
- Close To Amenities
- Viewing Recommended





Set within the ever-popular residential area of Monks Park Way in Longbenton, this appealing three-bedroom terraced home offers a fantastic opportunity for a wide range of buyers, from first-time purchasers to growing families and even investors seeking a well-connected location.

The property is close to local amenities and facilities including local shops and schools, and public transport links and trunk roads offering access across the region. The Freeman Hospital and Ministry are also within easy access.

Briefly comprising:- entrance porch, bright and airy lounge diner, breakfasting kitchen with a range of fitted wall and floor units and integrated oven and hob and a handy ground floor WC. To the first floor there are three good-sized bedrooms and a stylish bathroom WC with overhead shower and vanity storage. Further benefits include gas central heating, double glazing and ample storage.

Externally, the property benefits from a charming front garden, enhancing its kerb appeal, while the paved rear garden features gated access providing valuable off-street parking. There is also the added advantage of an outhouse, offering excellent additional storage space.

We anticipate an extremely high level of viewings on this delightful family home. To arrange yours please call 0191 236 2070.

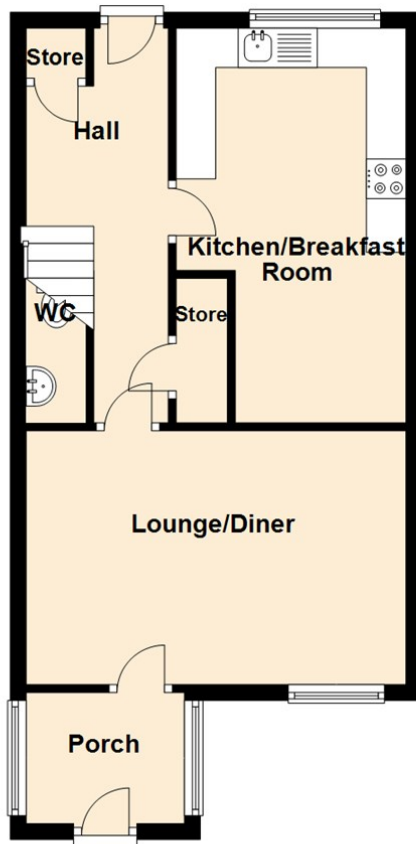
Tenure

The property is understood to be freehold; however, this should be confirmed with a licensed legal representative.

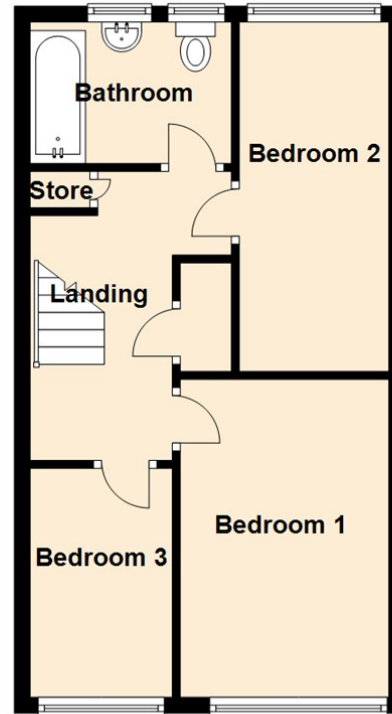
Council Tax Band: A



Ground Floor



First Floor



Lounge 5'4" x 4'4" (1.64 x 1.33)

Kitchen 15'8" x 5'8" (4.78 x 1.74)

Bedroom One 9'2" x 12'9" (2.80 x 3.91)

Bedroom Two 6'0" x 13'5" (1.84 x 4.09)

Bedroom Three 9'4" x 6'6" (2.85 x 1.99)

The difference between house and home

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



www.janforsterestates.com

Contact Us: 0191 236 2070

