Jan Forster

Lambourne Avenue | Longbenton | Newcastle Upon Tyne | NE12 8DQ

Guide Price £189,000

3 1 1

- Popular Location
- Ideal Family Home
- Gardens To Three Sides
- Freehold
- Viewing Recommended
- Corner Plot
- Three Bedrooms
- Excellent Transport Links
- Council Tax Band *A*
- Call For More Information

** Video Tour on Our YouTube Channel | https://youtu.be/TVvckUeds7E **

This beautifully presented, three-bedroom semi-detached home is located on a delightful corner plot on the popular Lambourne Avenue in Longbenton. NO CHAIN

Located close to Benton Metro Station and the Four Lane Ends interchange, this property offers easy access to a wide range of local amenities, including a variety of shops. Just a short distance from the stunning Rising Sun Country Park, this area provides the perfect balance of convenience and tranquillity. With excellent transport links and plenty of green spaces nearby, it’s an ideal location for those seeking both accessibility and a peaceful environment.

The ground floor briefly comprises: - welcoming entrance hallway, bright and airy lounge through dining room with French doors out to the rear and a stylish, fitted kitchen with wall and floor units and access to storage space. To the first floor there are three good sized bedrooms, the main with fitted wardrobes and there is a modern family bathroom WC with shower over the bath. The property also boasts gas central heating, ample storage and double glazing. Externally there are well maintained gardens to the front, side and rear.

We anticipate an extremely high level of viewings on this charming family home. To arrange yours please call our High Heaton sales team on 0191 270 1122.

Tenure
The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band *A*.

Lounge 13'2" x 12'2" (4.03 x 3.73)

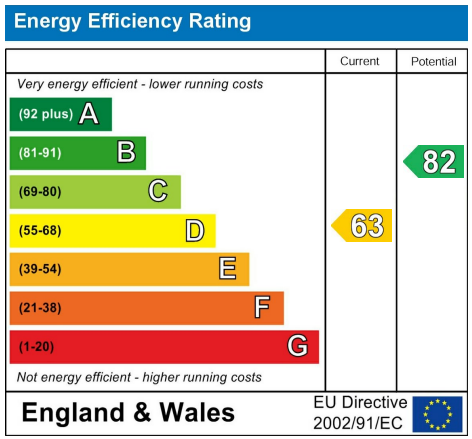
Dining Area 10'0" x 8'10" (3.06 x 2.71)

Kitchen 16'4" x 7'10" (4.99 x 2.40)

Bedroom One 12'1" x 11'5" (3.69 x 3.50)

Bedroom Two 12'1" x 9'10" (3.69 x 3.02)

Bedroom Three 8'3" x 8'2" (2.52 x 2.51)



The difference between house and home

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