



Ancaster Avenue | Longbenton | NE12 8NL

£215,000

Presenting a highly impressive and much improved three bed semi detached offering beautifully presented accommodation on Ancaster Avenue in Long Benton. Occupying a generous corner plot with superb, landscaped gardens just waiting to be enjoyed. Stepping inside the bright welcoming hallway you are greeted with a contemporary glass and oak staircase this leads to the comfortable lounge with a fabulous media wall incorporating an electric fire creating a wonderful focal point, ideal for relaxing. The kitchen has been refitted with a good range of sleek wall and base units and integral appliances creating a space of contemporary style and effortless functionality. French doors lead to the generous, enclosed rear and side garden, recently landscaped complete with a gorgeous, paved patio and astro turf perfect for entertaining family and friends. Gated access leads to the front which is walled, laid to lawn and paved.

To the first floor the property boasts three well-proportioned bedrooms, one benefitting from a built in wardrobe and storage and refurbished modern shower room which adds a stylish and practical touch complementing the homes well designed layout.

Situated close to a range of schools, amenities, metro stations and road transport links this lovely family home is an excellent choice for those seeking both comfort and convenience, an early inspection is essential to secure.

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Beautiful Family Home

Refurbished Shower Room

Superbly Upgraded

Landscaped Gardens

Three Bedrooms

Early Inspection Essential

Refitted Kitchen

Freehold

ENTRANCE HALL: Entered via a double-glazed composite door, tiled floor, feature radiator and beautiful remodeled glass and oak staircase, rising to the first floor.

LOUNGE: 17'8 x 11'1, (5.38m x 3.37m). A bright and spacious reception room with a double-glazed windows to front and rear flooding the room with natural light. Stunning media wall with alcoves featuring an electric fire and tv creating an attractive focal point, double radiator

BREAKFAST KITCHEN: 17'8 x 13'2, (5.38m x 4.01m). A fantastic generously proportioned refitted breakfast kitchen with range of contemporary wall and base units incorporating a single drainer sink unit. Integral appliances include induction hob, double electric oven and fridge/freezer. Plumbed for washing machine. Additional features include spotlights to ceiling and tiled floor. Double-glazed windows to both the front and rear, and a double-glazed French door providing direct access to the rear garden.

FIRST FLOOR LANDING AREA: Featuring a double-glazed window to the rear and access to the loft space. Cupboard housing combi boiler, spotlights to ceiling.

BEDROOM ONE: 12'0 x 11'1, (3.65m x 3.37m). A well-proportioned principal bedroom with a front-facing double-glazed window and radiator.

BEDROOM TWO: 8'6 x 9'9, (2.59m x 2.97m). A comfortable double bedroom featuring a front-facing double-glazed window, Part panelled walls, built in wardrobe and additional storage.

BEDROOM THREE: 8'9 x 7'6, (2.66m x 2.28m). Double glazed window to rear and radiator.

FAMILY SHOWER ROOM : **Gorgeous, refitted** step-in double shower cubicle and twin headed mains shower. Pedestal wash hand basin, low-level WC. Additional features include shower walled, feature radiator and a frosted double-glazed rear window.

EXTERNALLY: The enclosed rear garden has been recently landscaped with astro turf and a generous paved patio area, making it ideal for outdoor entertaining. The garden is bordered by fenced boundaries and benefits from a garden shed, external water and electric supply.

The front garden has a paved and lawned area and walled boundaries.



PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas Mains
Broadband: Fibre To Premises
Mobile Signal Coverage Blackspot: No
Parking: On Street

MINING

The Northeast 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 defense's 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

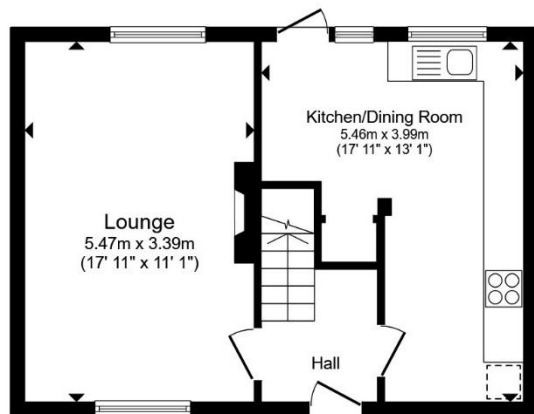
TENURE

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

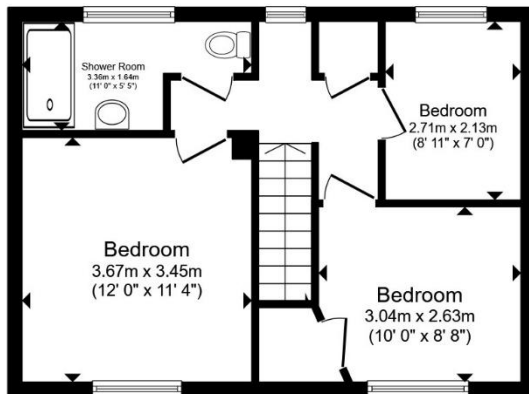
COUNCIL TAX BAND: A

EPC RATING: C

FH00009536/GO/GO/05/10/26/V1



Ground Floor

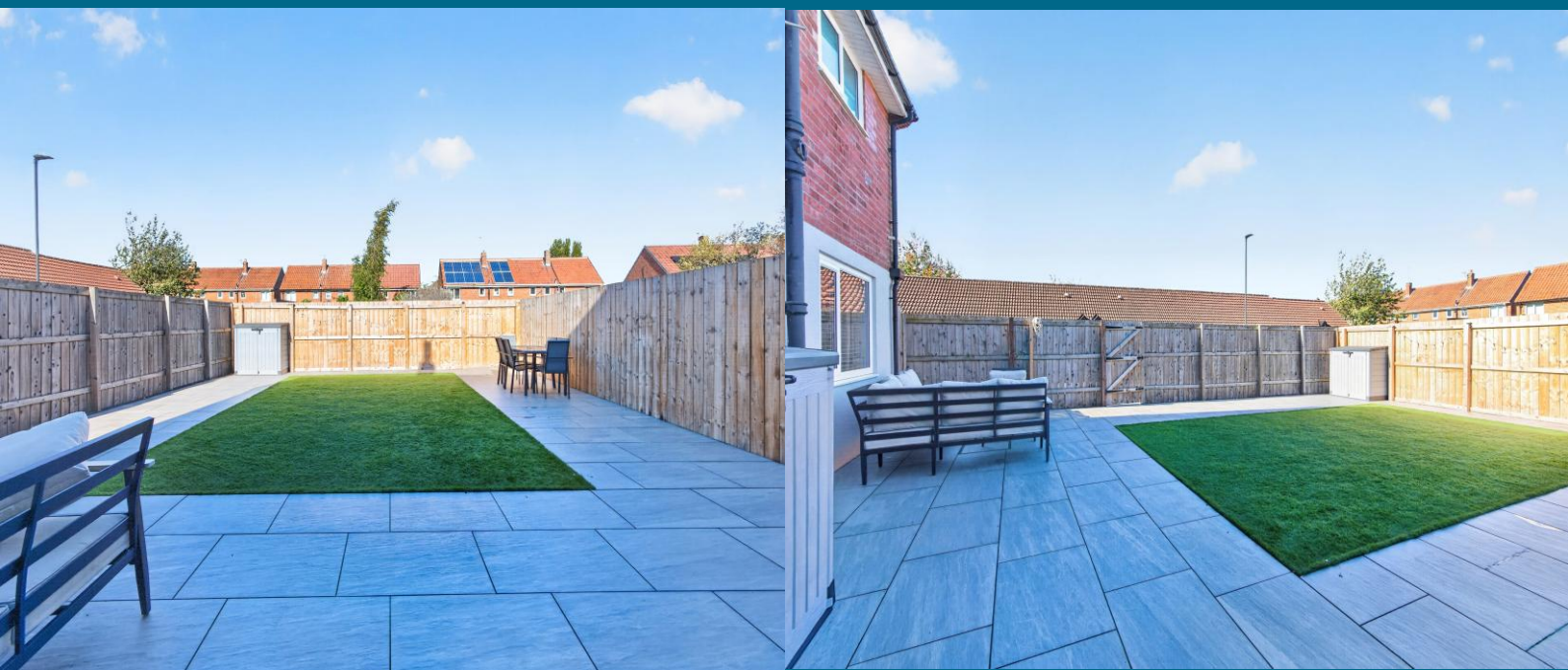


First Floor

Total floor area 81.0 m² (872 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		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



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.