



Carrigill Drive Longbenton

- Semi Detached Town House
- Open Plan Living
- Three Bedrooms
- Two Bathrooms
- Freehold

£ 220,000 Offers Over



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Carrigill Drive

Longbenton

PROPERTY DESCRIPTION

For sale is this immaculate semi-detached townhouse, located on Carrigill Drive, Longbenton, an ideal residence for families and couples alike. This property boasts a streamlined and contemporary design with the added benefit of being in an enviable location close to public transport links, local amenities, and nearby schools.

The spacious interiors are defined by an open-plan kitchen and reception room. The kitchen is a modern space featuring the latest appliances, seamlessly connected to the generously proportioned reception room. This living area is bathed in natural light and offers a tranquil garden view, with easy access to the outdoor space.

The property comprises of three bedrooms - two doubles and one single. The master bedroom is a luxurious retreat complete with an en-suite and built-in wardrobes. The second bedroom, on the top floor, is equally as spacious and also benefits from built-in wardrobes. The third bedroom, although smaller, is perfectly proportioned for a comfortable single room or home office.

Two well-appointed bathrooms cater to all the needs of a busy modern household.

The unique features of this property are numerous and include a private garage for secure parking or additional storage. The garden is a delightful space for relaxation and outdoor entertaining.

The property is rated C for energy efficiency and falls within council tax band C.

In summary, this is an exceptional opportunity to acquire a beautiful home in a thriving community. Its impeccable condition and thoughtful layout offer a superior standard of living.

Living Room: 15'00" (max) x 16'06" - 4.57m x 5.03m

Kitchen: 13'01" x 8'02" - 3.99m x 2.48m

W.C.

Bedroom One: 10'07" (+ wardrobes) x 10'10" - 3.22m x 3.30m

En-suite: 3'10" x 7'04" - 1.16m x 2.24m

Bedrooms Two: 13'00" x 11'05" - 3.96m x 3.48m

Bedroom Three: 7'11" x 6'10" - 2.41m x 2.08m

Bathroom: 7'03" (max) x 6'05" - 2.21m x 1.96m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY AND GARAGE

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

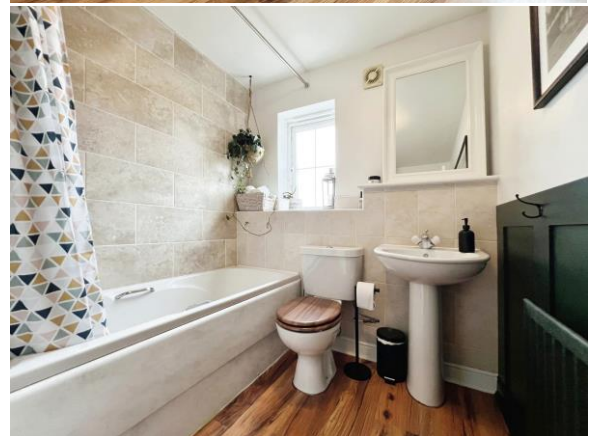
TENURE

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: C

EPC RATING: C

FH00008681.SD.SD.16/5/24.V.1



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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.

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