



Rossendale Place Longbenton

- Semi-detached
- Three bedrooms
- EPC: C
- Council tax band: A
- Tenure: Freehold

Offers in Excess of £189,950



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Rossendale Place

Longbenton

We are pleased to present this excellent semi-detached property, now available for sale. This home is in an immaculate condition, having been recently refurbished with a new roof fitted in 2023, wall ties in 2020/2021, and a new boiler installed around 2020. Notably, the kitchen, only two years old, is modern and well-appointed, ensuring a comfortable and efficient environment for all culinary endeavors.

The property consists of three well-proportioned bedrooms, two reception rooms, and one bathroom. The master bedroom is a particular highlight, spacious and furnished with built-in wardrobes installed last year. The second bedroom, likewise, offers generous space and is styled as a double room.

One of the key features of this property is the reception room which boasts a lovely view of the garden and provides direct access to it. This connection between indoor and outdoor spaces creates a soothing atmosphere and offers a perfect setting for relaxation or entertaining guests.

The property is rated C in terms of energy efficiency and falls into council tax band A. This home is ideal for families and couples alike, offering a balance of comfort, functionality, and charm.

The property is situated in a highly desirable location, making it a fantastic investment opportunity. It offers prospective homeowners the chance to live in a well-maintained, comfortable, and stylish home.

ENTRANCE DOOR to

Hallway- staircase to first floor landing

Lounge- 11'1 into alcove x 17'9 max / 3.38m into alcove x 5.4m max

Dining room- 8'6 max x 8'7 max / 2.59m max x 2.62m max

Kitchen- 12'3 plus recess x 8'7 max / 3.73m plus recess x 2.62m max

Utility- 5'0 max x 5'7 max / 1.52m max x 1.70m max

Family bathroom- 5'4 max x 6'3 max / 1.62m max x 1.91m max

Bedroom one- 15'8 plus into wardrobes x 8'7 plus recess / 4.78m plus into wardrobes x 2.62m plus recess

Bedroom two- 11'2 max x 11'9 max / 3.40m max x 3.58m max

Bedroom three- 11'6 max x 8'9 max / 3.51m max x 2.67m max

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL HEATING

Broadband: FIBRE TO PREMISES

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY

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.

RISKS

Flooding in last 5 years: NO

Risk of Flooding: ZONE 1

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

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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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