



## Runswick Avenue Longbenton

- Mid Terraced House
- Spacious Living
- Three Bedrooms
- Large Garden
- FREEHOLD

**£ 170,000 Offers Over**



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# Runswick Avenue

Longbenton

## PROPERTY DESCRIPTION

Rook Matthews Sayer are delighted to present to you this charming terraced house, now available for sale. The property, located on Runswick Avenue, Longbenton, is in good condition and is ready to welcome its new owners.

Boasting three bedrooms, the property offers comfortable living space for families or couples. The master bedroom is a spacious double room, as is the second bedroom. The third single bedroom offers flexibility of use and is currently utilised as a home office.

The residence is graced with a welcoming reception room, featuring large windows that fill the space with an abundance of natural light. The dual aspect view offers a delightful outlook onto the garden, creating a serene and peaceful ambience.

The kitchen is a real highlight of this home. The open-plan design incorporates a dining space, making it a sociable area for family meals or entertaining guests. Additionally, the kitchen provides direct access to the garden, allowing you to enjoy indoor-outdoor living during the warmer months.

The property is fitted with a bathroom complete with separate W.C for added convenience.

Outside, the property offers off-street parking and a delightful garden, perfect for those who enjoy spending time outdoors. The addition of a porch to the front of the house gives it a welcoming feel.

Conveniently located, the property benefits from excellent public transport links, proximity to local schools, and a variety of local amenities. Despite its central location, the surrounding area maintains a peaceful atmosphere.

This property offers a unique blend of comfort, convenience, and charm, making it an ideal choice for families or couples. Don't miss out on this opportunity to make this house your home.

Living Room: 17'11" x 11'01" (into alcove) - 5.46m x 3.38m  
Kitchen: 17'11" (max) x 13'03" (max) - 5.46m x 4.04m  
Bedroom One: 12'00" x 11'02" - 3.66m x 3.40m  
Bedroom Two: 12'00" (max) x 13'03" (max) - 3.66m x 4.04m  
Bedroom Three: 8'11" x 7'00" - 2.72m x 2.13m  
Bathroom: 5'06" x 6'04" - 1.68m x 1.93m  
W.C.

## PRIMARY SERVICES SUPPLY

Electricity: MAINS  
Water: MAINS  
Sewerage: MAINS  
Heating: MAINS GAS  
Broadband: FIBRE  
Mobile Signal Coverage Blackspot: NO  
Parking: DOUBLE 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.

## 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: TBC

FH00008770.SD.SD.6/9/24.V.1

**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 relation to this property.

**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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