



## Aydon Gardens Longbenton

- Mid Terraced
- Spacious Living
- Two Double Bedrooms
- South Facing Garden
- FREEHOLD

**£ 165,000 Offers Over**



0191 266 7788  
22 Station Road, Forest Hall, NE12 9AD

ROOK  
MATTHEWS  
SAYER

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[foresthall@rmsestateagents.co.uk](mailto:foresthall@rmsestateagents.co.uk)



# Aydon Gardens

Longbenton

## PROPERTY DESCRIPTION

Presenting a charming terraced house for sale, embodying a perfect blend of homely warmth and modern comfort. The property is neutrally decorated throughout, allowing the new owners an ideal canvas to personalise and style according to their taste.

Upon entering the property, you are welcomed by a spacious reception room that is bathed in natural light, thanks to its large windows. The room also offers a delightful garden view and provides direct access to the outdoor space, creating a seamless indoor-outdoor transition.

The property benefits from a well-equipped kitchen, which caters to all your culinary needs. Additional to the ground floor is a handy W.C.

Sleeping arrangements consist of two double bedrooms. The master bedroom is especially spacious and features built-in wardrobes, providing ample storage space. The second bedroom is also a double, complete with built-in wardrobes.

The bathroom is well-maintained with a practical shower over bath setup, providing the best of both worlds for those who prefer a quick rinse or a leisurely soak.

The property also features include a garage, offering secure parking or additional storage, and a garden, perfect for those who love to spend time outdoors.

With an EPC rating of 'C', this property is energy efficient. It also belongs to council tax band 'A'.

Located in a quiet area with excellent public transport links, nearby schools, and local amenities, this property is ideally suited for families and couples.

Take the first step to make this house your home by arranging a viewing today.

Living Room: 11'11" x 14'03" (max) - 3.63m x 4.34m

Kitchen: 10'04" x 7'05" - 3.15m x 2.26m

W.C.

Bedroom One: 12'02" (max) x 13'08" (max) - 3.71m x 4.17m

Bedroom Two: 10'07" x 7'07" - 3.22m x 2.31m

Bathroom: 5'06" x 6'04" - 1.68m x 1.93m

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE AND ALLOCATED

## MINING

The North East 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.

## 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**

FH00008848.SD.SD.8/11/24.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.

16 Branches across the North-East

