



Shearwater Avenue Longbenton

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

Offers Over: £190,000



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Shearwater Avenue

Longbenton

Presenting this remarkable semi-detached house, located in a highly sought-after location. This splendid property is an excellent buying opportunity, particularly for first-time buyers and families seeking a blend of tranquillity and convenience.

This impressive house offers a well-proportioned layout spread over two floors. The ground floor comprises a spacious lounge, perfect for gatherings or quiet evenings in. Moving through the property, there is a well-equipped kitchen through to dining room, perfect for any culinary enthusiast and for entertaining guests. In addition there is also a spacious conservatory that looks out onto the beautiful south facing rear garden. On the first floor, the property boasts three generously sized bedrooms, each offering ample space for relaxation and personalisation. Completing the first-floor layout is a well-appointed family bathroom and separate W.C., designed with functionality and style in mind.

One of the standout features of this property is the South Facing Garden. This delightful outdoor space presents an excellent spot for summer entertaining or for children to play, bathed in sunlight throughout the day. Additionally, the property benefits from off street parking for up to three cars.

The property falls under council tax band A, making it an economical choice for homeowners.

In summary, this semi-detached house, with its prime location and unique features, presents an unrivalled opportunity to acquire a family home with great potential. Its perfect blend of comfortable living spaces and desirable features make it an appealing choice for those embarking on their property journey or looking for a family home.

ENTRANCE DOOR to

PORCH

HALLWAY staircase to first floor landing

LOUNGE: 17'11 max x 11'01 into alcove / 5.46m max x 3.35m max

DINING ROOM: 13'01 at max point x 8'09 at max point / 3.96m at max point x 2.44m at max point

KITCHEN: 8'07 at max point x 6'10 at max point / 2.44m at max point x 2.08m at max point

CONSERVATORY: 12'02 max x 9'02 max / 3.66m max x 2.74m max

FIRST FLOOR LANDING

BEDROOM ONE: 12'00 at max point x 9'02 plus into wardrobes / 3.66m at max point x 2.74m plus into wardrobes

BATHROOM: 6'04 X 5'03 / 1.83m X 1.52m

SEPARATE W.C.

BEDROOM TWO: 12'00 into recess x 10'00 plus into wardrobes / 3.66m into recess x 3.05 plus into wardrobes

BEDROOM THREE: 7'00 x 8'11 / 2.13m x 2.72m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL

Broadband: ADSL

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY

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.

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

Known safety risks at property (asbestos etc...): 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: TBC

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