



Charlotte Place Longbenton

We are delighted to present to the market an immaculate end of terrace house for sale. This property is a true oasis of comfort and style, found in a highly sought-after location, with excellent public transport links and reputable schools in the vicinity. The house comprises of three bedrooms; two doubles and a single, ideal for first-time buyers or families looking for space to grow. It also benefits from a well-proportioned lounge that boasts garden views and direct access to the garden, creating an excellent space for relaxation and entertainment. The kitchen briefly comprising; fitted wall and base units with worktops incorporating a single drainer sink unit with mixer tap, gas hob, electric oven, extractor hood, integrated dishwasher, space for washing machine, space for fridge/freezer, space for under bench fridge and freezer, offering ample space for all your culinary needs. The bathroom briefly comprising low level W.C., walk in shower, wash hand basin in vanity unit. This property is presented in an immaculate condition. It has been kept up to a high standard, ensuring that the next homeowners can move in with minimal fuss.

Offers in Excess of: **£195,000**

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ENTRANCE DOOR to

HALLWAY staircase to first floor

DOWNSTAIRS W.C.

KITCHEN/DINING: 11'5 at max point x 13'4 at max point (3.48 x 4.06m)

LOUNGE: 14'6 max x 11'5 max (4.42m x 3.48m)

FIRST FLOOR LANDING

BEDROOM THREE: 6'6 x 6'0 (1.98m x 1.83m)

BEDROOM TWO: 8'3 x 9'8 (2.52m x 2.95m)

FAMILY SHOWER ROOM: 8'3 x 5'3 (2.52m x 1.60m)

BEDROOM ONE: 14'7 into alcove x 9'6 at max point (4.45m x 2.90m)

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAIN

Sewerage: MAIN

Heating: GAS CENTRAL

Broadband: FIBRE TO PREMISES

Mobile Signal Coverage Blackspot: NO

Parking: ALLOCATED PARKING BAY & VISITOR PARKING



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: B

EPC RATING: B

FH00008252 .NF.NF.11/04/2025.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

