



## Ongar Way Longbenton

This esteemed semi-detached house, currently listed for sale, is ready to welcome a new family. The property is ideally suited for first-time buyers or families looking for a home in a sought-after location. The house boasts three bedrooms, two of which are generous double rooms, with the third being a comfortable single room. All bedrooms are well-presented, offering ample space for rest and relaxation. The bathroom has been recently renovated, adding a fresh, modern touch to the property. Briefly comprising; low level W.C. with the benefit of a fitted Turkish bidet attachment, 'L' shaped panelled bath with overhead shower unit and pedestal wash hand basin. The kitchen briefly comprising; fitted wall and base units with worktops incorporating single drainer sink unit, space for free standing cooker and space for free standing fridge/freezer. The utility runs off from the kitchen, providing additional space for appliances and storage. The property also benefits from a lounge through to dining room, a welcoming area perfect for entertaining guests or spending quality family time. One of the unique features of this property is the addition of a loft room, which adds a significant amount of additional living space. The house also comes with off-street parking, an advantage in this popular location. The inclusion of a sizable garden offers a great outdoor space for relaxation during the warmer months.

Asking Price: **£179,000**

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ROOK  
MATTHEWS  
SAYER

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# Ongar Way Longbenton

**ENTRANCE DOOR to**

**PORCH**

**HALLWAY staircase to first floor**

**LOUNGE: 12'0 x 13'0 into alcoves (3.66m x 3.96m)**

**DINING ROOM: 10'0 x 8'10 (3.05m x 2.69m)**

**KITCHEN: 15'0 at max point x 7'0 at max point (4.57m x 2.13m)**

**UTILITY**

**FIRST FLOOR LANDING**

**BEDROOM THREE: 8'0 max x 8'0 max (2.44m x 2.44m)**

**BEDROOM ONE: 11'0 max x 11'0 at max point (3.35m x 3.35m)**

**FAMILY BATHROOM: 7'10 at max point x 7'0 max (2.39m x 2.13m)**

**BEDROOM TWO: 11'10 at max point x 9'0 at max point (3.61m x 2.74m)**

**LOFT ROOM: 19'0 at max point x 10'10 (5.79m x 3.30m)**

## **PRIMARY SERVICES SUPPLY**

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL

Broadband: FIBRE TO PREMISES

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

Restrictions on property? NO

Easements, servitudes or wayleaves? SHARED ALLEYWAY AT SIDE OF PROPERTY

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: D**

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**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**

