





- Four Bedrooms
- Spacious Accommodation
- Conservatory
- Gardens
- Semi Detached
- Local Amenities Nearby
- Off street Parking
- Utility Room
- Viewing Recommended
- Call For More Information





**** Video Tour on Our YouTube Channel |
<https://youtu.be/mUiXJ2NmT9s> ****

We offer for sale this well presented four bedroom semi detached property located on Rushall Place in Longbenton. Close to all excellent amenities and transport links, the property will appeal to a variety of buyers.

Internally the property briefly comprises to the ground floor: - entrance porch, hallway, lounge, bright and airy dining room with French doors to the conservatory, fitted kitchen with breakfast bar, handy utility room and a downstairs WC. To the first floor there are four bedrooms; bedrooms one, two and three with fully fitted wardrobes and drawers, and there is also a Three piece family bathroom WC with shower over the bath. Additional benefits include a generous loft space that is fully floored with a pull down ladder, along with gas central heating and double glazing throughout.

Externally there is a garden to the rear with a patio area and lawn and a driveway to the front offering off street parking for a number of cars.

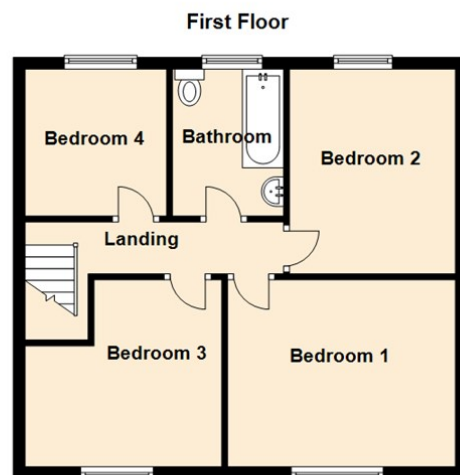
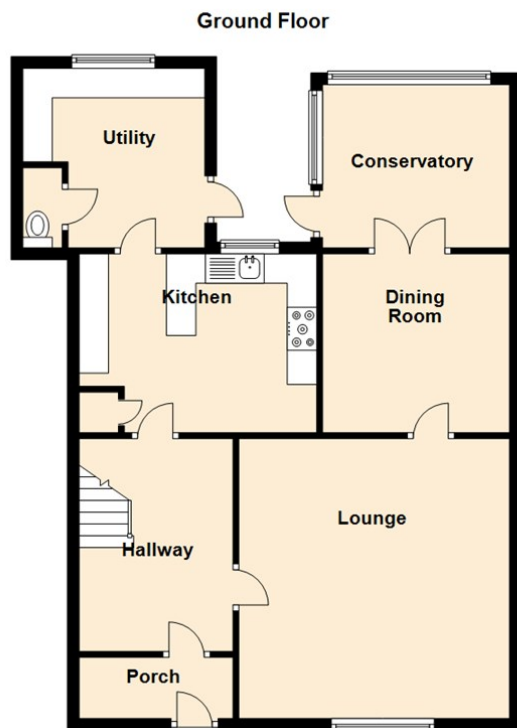
For more information and to book a viewing, please call our Heaton branch on 0191 270 1122.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative

Council Tax band *A*.





Lounge 15'0" x 12'0" (4.59 x 3.68)

Dining Room 10'5" x 10'5" (3.20 x 3.20)

Conservatory 9'0" x 10'3" (2.75 x 3.14)

Kitchen 10'3" x 12'11" (3.13 x 3.96)

Utility Room 9'10" x 10'5" (3.02 x 3.18)

Bedroom One 10'5" x 12'8" (3.20 x 3.88)

Bedroom Two 9'2" x 10'10" (2.80 x 3.31)

Bedroom Three 10'9" x 11'1" (3.30 x 3.38)

Bedroom Four 8'2" x 7'11" (2.50 x 2.43)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The difference between house and home

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