





- Popular Location
- Two Bathrooms
- Leasehold
- Close to Amenities
- Viewing Recommended
- Two Double Bedrooms
- Ground Floor
- Council Tax Band *A*
- Ideal First Time Buy
- Call For More Information





**** Video Tour on our YouTube Channel |
<https://youtu.be/45q25QdfW40> ****

This well presented, two-bedroom, ground floor flat is positioned in a popular residential area. The property would make an ideal first time buy and is offered for sale with the benefit of no upper chain.

The location is close to a mix of shops, food vendors, and some green spaces, ideal for outdoor activities or just relaxing. There are excellent transport links nearby and a key feature of Longbenton is its proximity to the Metro Station, which connects the area to the heart of Newcastle and beyond. Four Lane Ends is also within easy reach, providing further transport links and local amenities.

The property is accessed via a secure communal entrance and briefly comprises: - entrance hallway leading to two double bedrooms, the main featuring and en suite and bay window, and there is also a modern shower room WC. The fantastic, open plan living, kitchen dining area boasts feature flooring along with modern fitted units, and the room is flooded with natural light via two sets of French doors. Further benefits include gas central heating and double glazing. Externally there are communal gardens along with allocated parking.

We anticipate an extremely high level of viewings on this lovely home. For more information or to arrange yours, please call our team on 0191 270 1122.

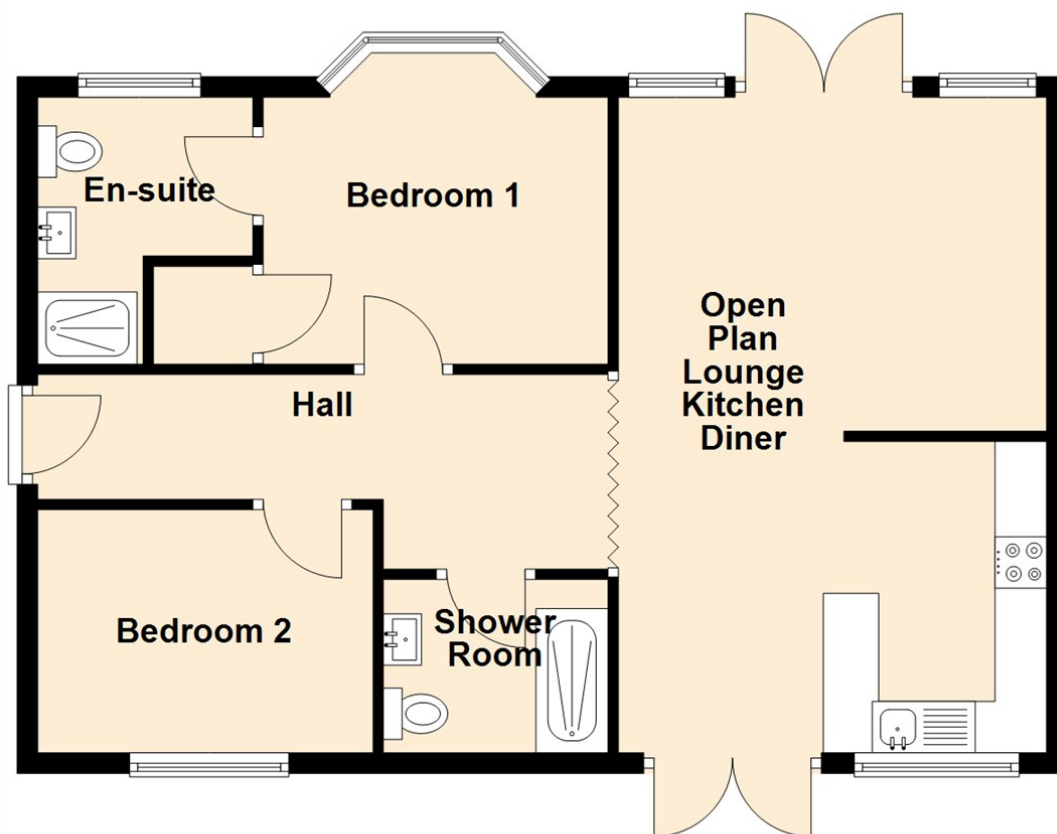
Tenure

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

Council Tax band *A*.



Ground Floor



Lounge/Kitchen Dining Room 20'9" x 13'8" (6.35 x 4.17)

Bedroom One 8'5" x 11'0" (2.57 x 3.36)

Bedroom Two 7'7" x 10'3" (2.33 x 3.13)

| Energy Efficiency Rating | | |
|---------------------------------------------|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 77 | 78 |
| England & Wales | | |
| | EU Directive 2002/91/EC | |

The difference between house and home

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