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- Popular Area
- Two Double Bedrooms
- Front and Rear Gardens
- Council Tax \*B\*
- Call For More Information
- Spacious Living
- Off Street Parking
- Freehold
- Viewing Recommended
- Video Tour Available







**\*\* Video Tour on our YouTube Channel | [https://youtu.be/QS\\_oZViRSb0](https://youtu.be/QS_oZViRSb0) \*\***

This charming, two-bedroom, semi-detached family home is positioned in a popular residential area, on Longridge Avenue, in Cochrane Park.

The property is in a great location, only a few minutes' commute to Chillingham Road and Four Lane Ends, with a wide variety of shops and restaurants. The Coast Road and Newcastle City Centre are also within easy reach. A local supermarket and gym are additionally within walking distance.

Briefly comprising to the ground floor: - entrance hallway, bright and airy lounge dining room with patio door access to the rear and a fantastic kitchen with modern fitted units, breakfast bar, integrated oven and hob and access to the rear. To the first floor there are two double bedrooms, one with a bay window and one with fitted wardrobes and there is a modern shower room WC with storage under the sink. Further benefits include gas central heating and double glazing.

Externally there is a garden and driveway to the front leading to storage accessed via an electric garage door with remote control access. There is also a landscaped South-West facing garden to the rear with a patio area, lawn and planted borders.

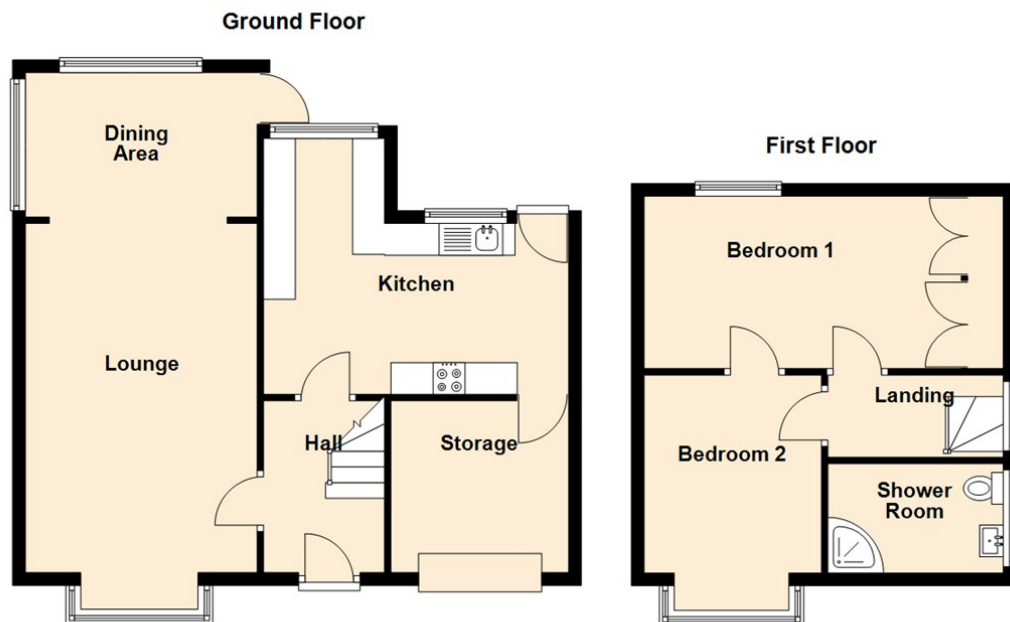
We anticipate an extremely high level of viewings on this property. For more information and to arrange your viewing please call our sales team on 0191 270 1122.

#### Tenure

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

Council Tax band \*B\*.





Lounge 11'10" x 1807'8" (3.63 x 551)

Dining Room 7'5" x 9'5" (2.28 x 2.89)

Kitchen 13'2" x 15'8" (4.02 x 4.80)

Bedroom One 17'9" x 8'9" (5.42 x 2.68)

Bedroom Two 10'1" x 8'11" (3.09 x 2.73)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	63	
(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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