

£205,000**Blackfriars Way, Longbenton, NE12**

- End of three houses
- Garage
- Ensuite to main bedroom
- Larger sized rear garden
- Fitted kitchen
- Double glazing
- Driveway
- Bathroom with shower over bath
- New gas boiler in 2020

Noel Harris Home Sales are pleased to present this three storey three bed roomed house which is located in the popular Longbenton area. The house offers easy access to local shops and medical centre as well as being conveniently placed for those working at the Freeman Hospital, Quorum and Balliol Business Parks. The house has double glazing and gas central heating which has had a new boiler in 2020. Other attractions include the larger than average rear garden which is ideal for summer barbeques and also as a play area. Council tax band C, energy rating C, Freehold.

Blackfriars Way, Longbenton, NE12

Main entrance door to

Hallway

Radiator. Ground floor w.c.

Open plan living room/kitchen

4.56m x 7.56m (14'12" x 24'10")

Two radiators. Cupboard. Patio doors from living area opening into rear garden. Fitted kitchen with built in gas hob, electric oven and extractor hood. Space for fridge freezer, plumbed for washer, space for dryer, space for dishwasher. Gas boiler.

First floor landing

Main bedroom

3.30m x 2.69m (10'10" x 8'10")

Radiator. One double and one single wardrobe. Patio doors with Juliette balcony. Door to :

Ensuite

With radiator. White suite with wash basin, w.c. and walk in shower.

Bathroom

Radiator. Modern suite with bath and shower over, wash basin and w.c.

Bedroom two

2.43m x 2.07m (7'12" x 6'9")

With radiator. Ideal as office or small bedroom.

Second floor landing

Bedroom three

3.99m x 3.50m (13'1" x 11'6")


Radiator. Windows front and rear. A very good sized double room.

Outside

Driveway to front leading to single garage. Garden to front. Larger than average rear garden with lawn and play areas.

Freehold

This property is listed as Freehold. This information is given in good faith and must be confirmed by your solicitor prior to exchange of contracts.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		90
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	





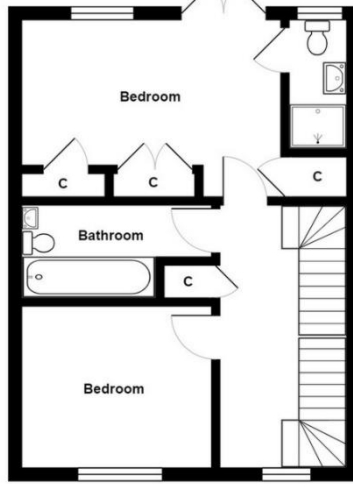




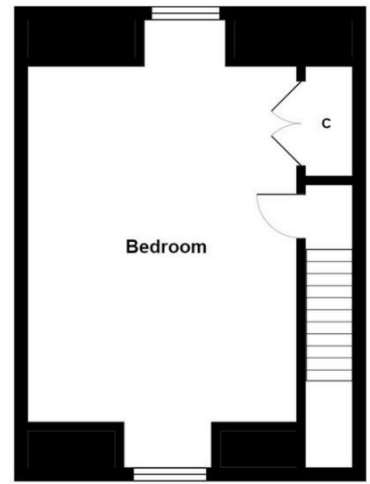
Blackfriars Way



Ground Floor



First Floor



Second Floor

Total Area: 141.4 m² ... 1522 ft²

All measurements are approximate and for display purposes only

Directions

Location



VIEWING BY APPOINTMENT WITH AGENTS NOEL HARRIS HOME SALES

Spaceworks, Benton Park Road, South Gosforth, Newcastle upon Tyne, Tyne and Wear, NE7 7LX T: 01914862029 E: noel@noelharris.co.uk W: www.noelharris.co.uk

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER NOEL HARRIS HOME SALES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.