

## Offers Over £265,000

### Westbury Court, Longbenton, NE12



- Three bedroomed semi
- Beautifully presented
- Gas combi heating new boiler 2019
- Driveway for 5 cars
- Garden with summer lounge area
- Double glazing
- Modern bathroom and ensuite
- Larger style kitchen
- Good sized rear garden

If easy parking appeals to you then the corner position and generous driveway could be right up your street. This house has been improved in recent years to include the creation of a larger kitchen from the former garage which has allowed the former kitchen to be a useful study/work room. The house has gas central heating and a new boiler was fitted in 2019. Other attractions include double glazing and both the main bathroom and ensuite have been re-fitted in recent years. The rear garden has been upgraded to include a summer living barbeque area with covered lounge area. The area offers easy access to Longbenton Metro and is very popular with those who

require easy access to the major hospitals of Tyneside.  
Council tax band B. Freehold.

# Westbury Court, Longbenton, NE12

## Double glazed front door to :

## Hallway

With stairs to first floor.

## Living room

*4.52m x 3.01m (14'10" x 9'11")*

Radiator. Electric fire. Laminated wood flooring. Understairs cupboard. Open plan to:

## Dining room

Radiator. Laminated wood flooring. Patio doors opening into rear garden.

## Kitchen (former garage)

*4.83m x 2.29m (15'10" x 7'6")*

With an excellent range of fitted units to include gas hob, electric oven, microwave, dishwasher, and washing machine, all integrated.

## Study/store room (former kitchen).

*3.31m x 2.45m (10'10" x 8'0") L-shaped maximum measurement.*

Radiator. Ideal combi boiler, installed February 2019. Door to garden.

## Ground floor w.c.

Radiator. Wash basin and w.c.

## First floor landing

With linen cupboard.

## Master bedroom

*3.36m x 3.00m (11'0" x 9'10")*

Radiator. Fitted robes, cupboards and drawers. Dressing area with mirrored wardrobes to each side. Door to:

## Ensuite shower room

Re-fitted with a white wash basin with storage below, W.C. and walk in shower. Splash tiling and tiled floor. Towel radiator.

## Bedroom two

*2.62m x 3.11m (8'7" x 10'2")*

Radiator.

## Bedroom three

*2.00m x 2.79m (6'7" x 9'2")*

Radiator. Wardrobe.

## Bathroom

Towel radiator. Re-fitted with white wash basin with storage below, bath with shower over and screen, w.c. Splash tiling and floor tiling.

## Outside

Lawned garden to front, driveway for up to five cars. Enclosed garden to rear with lawn, patio, Garden shed to side. Covered lounge area, ideal for long summer evenings.

## FREEHOLD

The property appear as FREEHOLD on the land registry website but this must in all cases, be confirmed by your solicitor prior to exchange of contracts.

## Utilities

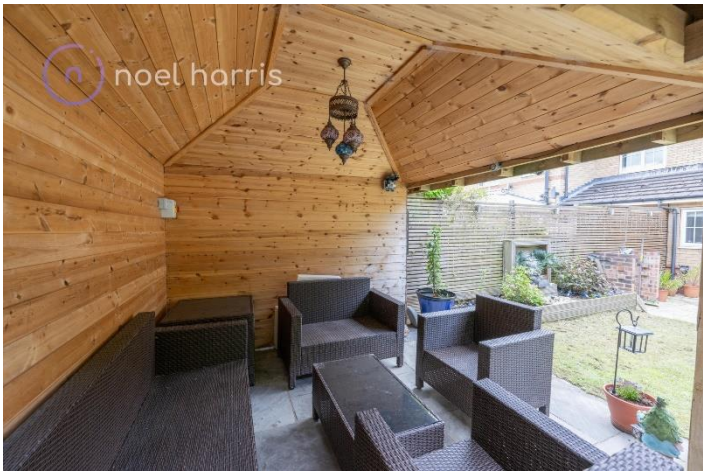
Mains gas, water, drainage, electricity and broadband are all connected.



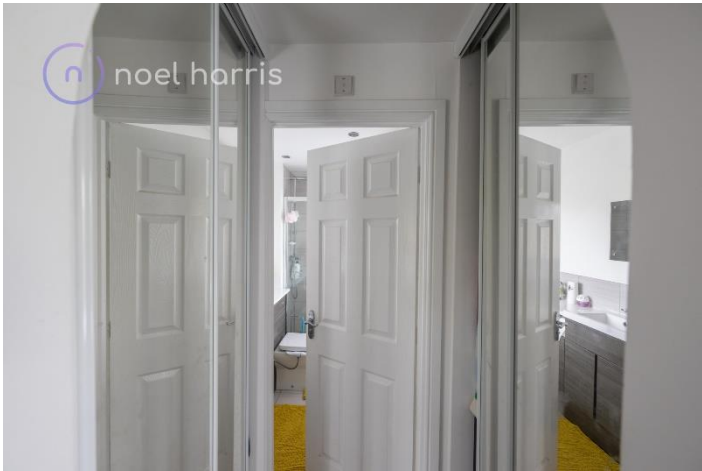












Directions

Location



VIEWING BY APPOINTMENT WITH AGENTS NOEL HARRIS HOME SALES

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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.

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