

Offers Over £200,000 Wheatfield Grove, Longbenton, NE12



- No onwards chain
- Three bedrooms
- Shower room with walk in shower
- Gas combi heating
- Well presented
- Larger sized rear garden
- Double glazing
- Modern fitted kitchen
- Not overlooked at the rear

For sale with no onwards chain.

Located within a popular area, this three bedroomed semi-detached house is well presented and has clean neutral decor throughout. The house benefits from gas combi heating, double glazing, and a good-sized rear garden which is not directly overlooked from the rear. The house also has an attached garage. No chain. Early viewing advised. Council tax band A, energy rating C, Freehold.

Wheatfield Grove, Longbenton, NE12

Porch

Hallway

With radiator.

Living room

With radiator. Fireplace with gas fire.

Dining room

With radiator and patio doors to garden.

Kitchen

Radiator. Good size with fitted units, integrated gas hob, electric oven with grill.

Bedroom one

With radiator and wardrobes.

First floor

Bedroom two

With radiator and good views over garden and field to rear.

Bedroom three

With radiator. Bulkhead for stairs.

Shower room

With radiator. Modern walk in shower, wash basin and w.c. Cupboard with gas combi boiler.

Externally

Garden to front. Blockpaved patio area. Single attached garage. Please note the kerb has not been dropped, so the garage is for storage use only. Larger than average rear garden, with patio and planted areas, out house. Not directly overlooked.

Utilities and mining

Mains gas, water, electricity and gas all connected. The area has high speed broadband and is not known to be a mobile drop zone; however, this should be checked when viewing. Due to the rich mining heritage of the North East your conveyancer must check the appropriate searches before exchange of contracts.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	75	78
(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	





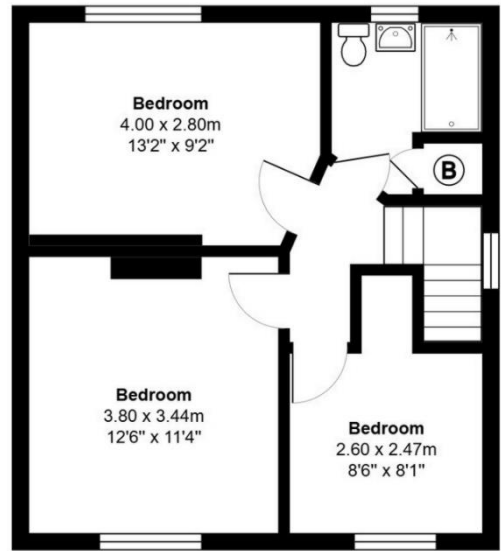




Wheatfield Grove



Ground Floor



First Floor

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:
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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.

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