





3



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- Semi Detached House
- Gardens & Front & Rear
- Ground Floor WC
- Good Transport Links
- Video Tour Available
- Three Bedrooms
- Ample Storage
- Sought After Location
- Close To Local Amenities
- MUST BE VIEWED





**** Video Tour on our YouTube Channel |
<https://youtu.be/e30PSL7nqB0> ****

Jan Forster Estates are pleased to welcome to the market this three bedroom semi detached family home on Charnwood Avenue, Longbenton, which will appeal to a variety of buyers.

Located close to local amenities and good transport links the property briefly comprises:- Entrance hallway, ground floor WC, bright and airy lounge with patio doors leading to the rear garden, and kitchen diner with fitted wall and floor units. To the first floor, there are three good-sized bedrooms; the main with built-in wardrobes and en-suite shower room and there is also a three piece family bathroom WC.

Externally there are gardens to the front & rear, with the rear benefitting from lawned and decking areas; perfect for entertaining during those long summer nights.

If you are a first time buyer looking to access the property market then this could be a very attractive purchase for you. Alternatively, you might be looking to upsize, therefore this property will be very appealing to you. For more information or to arrange your viewing please call our sales team on 0191 270 1122.

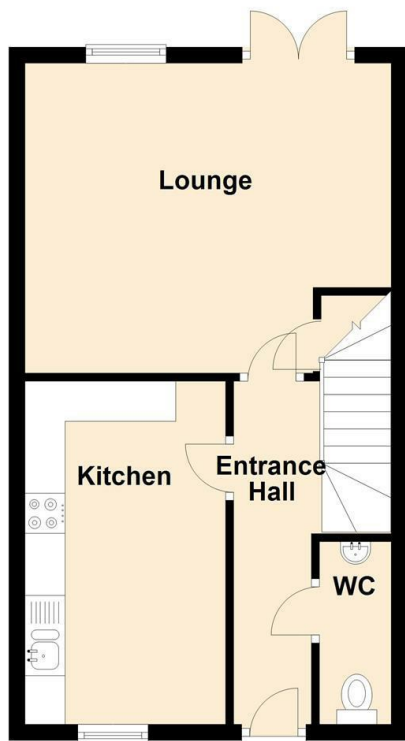
Tenure

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

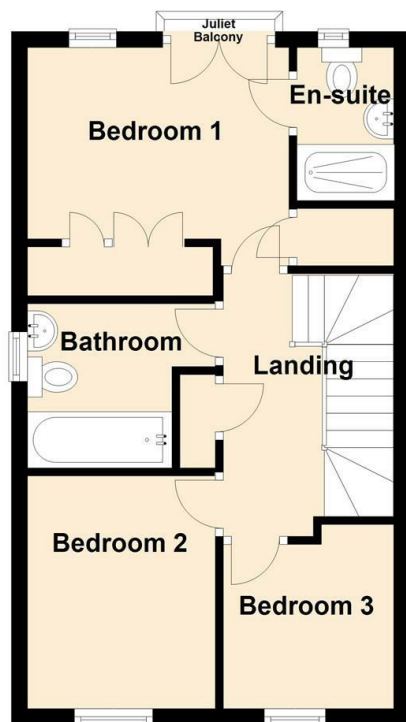
Council Tax band *B*



Ground Floor



First Floor




Lounge 14'11" x 12'7" (4.57 x 3.85)

Kitchen 14'1" x 8'2" (4.30 x 2.50)

Bedroom One 10'9" x 8'9" (3.30 x 2.68)

Bedroom Two 9'1" x 7'9" (2.78 x 2.37)

Bedroom Three 6'11" x 7'0" (2.11 x 2.14)

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		
England & Wales		EU Directive 2002/91/EC 

The difference between house and home

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