





- Popular Location
- Semi Detached Home
- Front and Rear Gardens
- Council Tax Band *A*
- Call For More Information
- Four Bedrooms
- Conservatory
- Two Reception Rooms
- Viewing Recommended





This well presented four-bedroom semi-detached property is located on Rushall Place in Longbenton.

Close to all excellent amenities and transport links, the property will appeal to a variety of buyers.

Internally the property briefly comprises to the ground floor: - entrance porch, hallway, lounge, bright and airy dining room with French doors to the conservatory, fitted kitchen with integrated oven and hob and storage space. To the first floor there are four bedrooms and a modern bathroom WC with shower over the bath. Additional benefits include gas central heating and double glazing throughout.

Externally there is an easy to maintain garden to the front and there is a beautiful, well stocked rear garden with a patio, lawn, and summer house. A perfect space to relax in the warmer months.

For more information and to book a viewing, please call our Heaton branch 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 *A*.



Lounge 11'11" x 15'0" (3.65 x 4.58)

Kitchen 10'5" x 12'11" (3.19 x 3.95)

Conservatory 9'1" x 9'9" (2.79 x 2.98)

Dining Room 10'5" x 10'5" (3.20 x 3.20)

Storage 9'9" x 9'10" (2.98 x 3.00)

Bedroom One 10'11" x 12'8" (3.34 x 3.88)

Bedroom Two 10'11" x 11'1" (3.34 x 3.39)

Bedroom Three 9'8" x 11'8" (2.96 x 3.58)

Bedroom Four 8'2" x 9'1" (2.49 x 2.79)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

The difference between house and home

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