



 Jan Forster

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Rushall Place | Longbenton | Newcastle Upon Tyne | NE12 8LR

Price £195,000



- Semi-Detached House
- Well-Presented
- Three Bedrooms
- Front & Rear Gardens
- Storage Area
- Popular Area
- Local Amenities
- Transport Links
- Freehold Interest
- Council Tax Band: A





Jan Forster Estates welcome to the sale market this well-presented, three-bedroom, semi-detached house, positioned on the popular Rushall Place in Longbenton.

Ideally located, this property enjoys close proximity to a superb range of local amenities, including shops, cafés, restaurants, and everyday essentials. Excellent transport links are just a short stroll away, with Four Lane Ends Interchange offering convenient access to Newcastle city centre and the vibrant coastline, making commuting and travel effortless. The area also benefits from a selection of well-regarded local schools, making it particularly appealing to families.

The accommodation briefly comprises to the ground floor: a welcoming entrance hallway leading to a spacious lounge featuring a fireplace and French doors opening onto the rear garden. There is also a well-appointed kitchen-diner with integrated appliances, along with access to a rear lobby and a useful storage area. To the first floor, the landing provides access to three well-proportioned bedrooms and a family bathroom with WC.



Externally, the property benefits from both front and rear gardens, with a lawned area ideal for entertaining and enjoying alfresco dining during the warmer months.

For more information and to book a viewing, please call our team on 0191 236 2070.

Tenure

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

Council Tax Band: A

Lounge 16'1" x 11'11" (4.91 x 3.64)

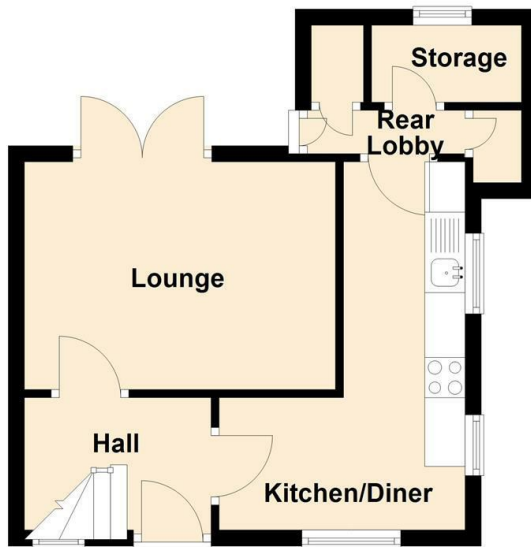
Kitchen 20'9" x 11'4" (6.34 x 3.47)

Bedroom One 11'11" x 11'3" (3.64 x 3.45)

Bedroom Two 11'0" x 9'10" (3.37 x 3.01)

Bedroom Three 9'7" x 7'4" (2.93 x 2.25)

Ground Floor



First Floor



The difference between house and home

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



www.janforsterestates.com

Contact Us: 0191 236 2070

