



## 3 bed semi-detached house to buy in NE12

Bevan Drive, Longbenton, Newcastle upon Tyne, Tyne and Wear, NE12 8WD

# £220,000

🏠 x3 🚗 x1 🚻 x1

Tenure

**Freehold**

## Property features

- ✓ SOUGHT AFTER LOCATION
- ✓ MODERN KITCHEN & BATHROOM
- ✓ DOUBLE GLAZING & GAS CENTRAL HEATING
- ✓ OFF STREET PARKING & GARDEN

Driveway parking

## Key Information

- ✓ Council Tax: Band B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

Pattinson would like to offer new to the market for sale this charming, three bedroom semi-detached house in the very sought after neighbourhood of Longbenton, Newcastle upon Tyne.

This family home offers modern décor throughout along with a modern fitted kitchen/dining area, bathroom, double glazing and gas central heating. The property offers the convenience of a drive providing off street parking, car charging point and an enclosed rear garden.

Perfect for a family or first-time buyer, this property blends space, convenience and comfort. It provides the perfect canvas to create a truly inviting home, and its desirable locale in Longbenton is an added bonus.

Longbenton, a popular residential suburb, offers a fantastic mix of local amenities including local schools, transport links including metro links - making this location a commutable option for those working in Newcastle city centre or around Tyne and Wear.

If you're on the hunt for a home that combines charm, functionality, and location, this semi-detached property in Longbenton might just tick all the boxes.

Contact Pattinson Estate Agents today for further information or to schedule a viewing; we'll be delighted to assist you in this exciting home-buying journey.

Council Tax Band: B

Tenure: Freehold

Price: £220,000

Property Type: Semi-detached house

Parking: Driveway

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flood defences: No

Listed property: No

Conservation area: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

## External

To the front the property offers a block paved drive offering ample parking and to the side is gated access to the rear garden



## Downstairs/WC

Double glazed frosted window. Low level WC and wash hand basin. Central heating radiator and LVT parque flooring.

## Hall 2

The entrance hall leads to the stairs to the first floor landing which offers a radiator, door to the ground floor w/c and living room. The hall offers LVT Parque flooring to the hall and carpet to the stairs and landing.



## Living room

This welcoming living room offers a double glazed window to the front elevation, 2 x radiators, tv point, carpeted flooring and access to the kitchen/dining room.



## Kitchen/dining room

4.76m x 2.74m (15'7" x 8'11")

This spacious, modern kitchen/dining area offers a range of wall and base units, integrated fridge and freezer, integrated oven in a tower unit, induction hob with extractor and glass splash back, sink and drainer unit with mixer tap, plumbing for a washing machine and dishwasher. The kitchen also offers LVT Parque flooring, double glazed window to the rear elevation, storage cupboard and french doors leading to the rear garden.



## Additional Kitchen/dining room



## First floor landing

Spacious landing offers a double glazed window to the side elevation, doors to the family bathroom, three bedrooms and loft hatch with ladder giving access to the boarded loft



## bedroom 1

*2.69m x 2.94m (8'9" x 9'7")*

The main bedroom offers a double glazed window to the rear elevation, storage, radiator and tv point



## Bedroom 2

*3.05m x 2.07m (10'0" x 6'9")*

The second bedroom leading from the landing offers a double glazed window to the front elevation and radiator



## Bedroom 2.



### **Bedroom 3.**

2.66m x 2.10m (8'8" x 6'10")

The third bedroom offers a good size storage cupboard, double glazed window to the front elevation and radiator



### **Additional bedroom 3**



### **Family bathroom**

This modern family bathroom offers a low level w/c, wash hand basin with vanity unit, bath with duel head mixer shower over and shower screen. The bathroom also provides a extractor fan, double glazed window to the rear elevation and heated towel rail.



### **Additional family bathroom**

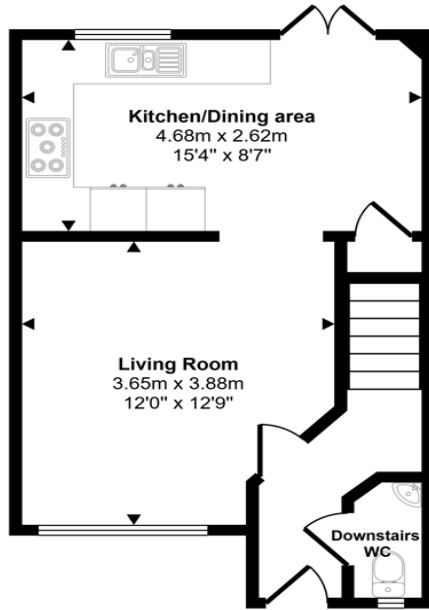


### **Garden**

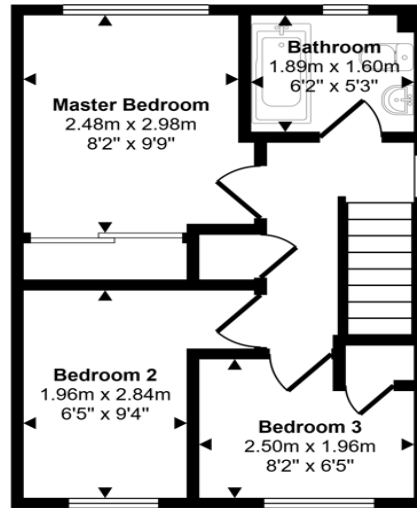
To the rear this generous size garden offers a lawned and gravelled area and fenced border with gated access leading to the front of the property



Approx Gross Internal Area  
63 sq m / 679 sq ft



**Ground Floor**  
Approx 33 sq m / 353 sq ft



**First Floor**  
Approx 30 sq m / 327 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Bevan Drive, Longbenton, Newcastle upon Tyne, Tyne and Wear, NE12 8WD

Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

