





2



1



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- Popular Location
- Two Bedrooms
- Close To Amenities
- Freehold
- Call For More Information
- Mid Terraced Home
- No Onward Chain
- Council Tax Band \*A\*
- Viewing Recommended
- Video Tour Available





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

Jan Forster Estates are delighted to present this well-presented, two-bedroom, mid terraced property located on the popular Aydon Gardens in Longbenton. Offered for sale with the benefit of no onward chain.

Positioned conveniently for access to Longbenton Metro station along with excellent road connections, and a wide variety of local shops. Newcastle City Centre is within easy commuting distance, as are surrounding areas.

Briefly comprising to the ground floor: - entrance hallway with WC, modern fitted kitchen with a bay window and a spacious lounge with French doors to the rear. To the first floor there are two double bedrooms and a modern bathroom WC with shower over the bath. Further benefits include gas central heating and double glazing.

Externally, the property features a low-maintenance front garden and a private rear garden. To the rear, there is also a garage along with an allocated parking space. Additional on-street parking is available at the front of the property.

We anticipate an extremely high level of viewings on this immaculately presented property. To arrange yours or for more information please call our team on 0191 270 1122.

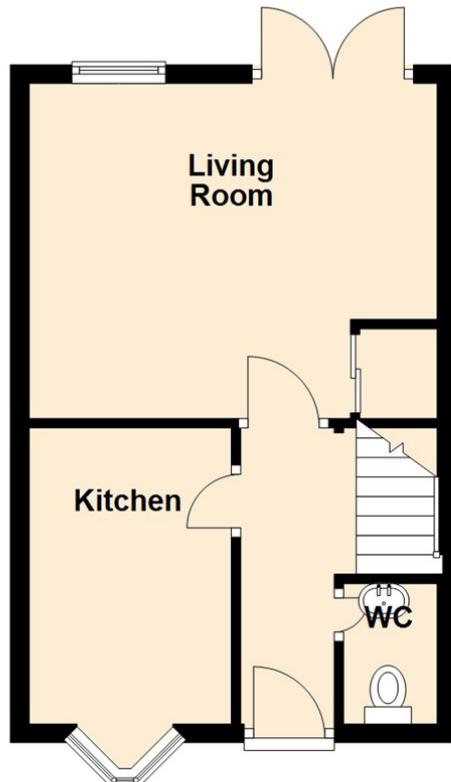
#### Tenure

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

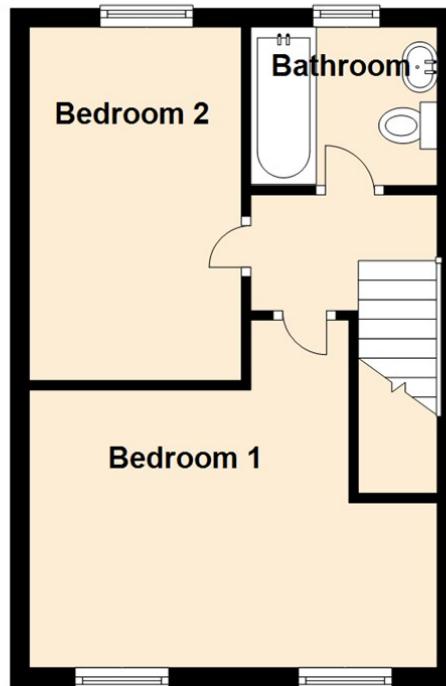
Council Tax band \*A\*.



## Ground Floor



## First Floor



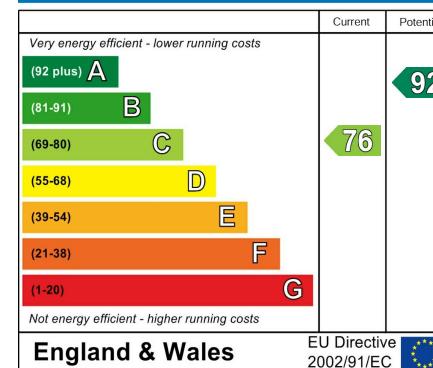
Lounge 11'10" x 14'3" (3.63 x 4.36)

Kitchen 10'4" x 7'2" (3.16 x 2.19)

Bedroom One 11'10" x 13'9" (3.63 x 4.20)

Bedroom Two 12'5" x 7'8" (3.80 x 2.34)

### Energy Efficiency Rating



## The difference between house and home

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Property Management Centre

