



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

Monks Park Way, Longbenton, Newcastle upon Tyne, Tyne and Wear, NE12 8XE

**£215,000** Offers Over

 x3  x2  x1

Tenure

**Freehold**

Off Street parking

### Property features

- ✓ Three bedroom semi-detached
- ✓ Beautifully presented throughout
- ✓ Within catchment for outstanding local schools
- ✓ Excellent transport links and amenities nearby
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

Pattinson are delighted to welcome to the market this beautifully presented three-bedroom semi-detached home, ideally located on Monks Park Way in the ever-popular area of Longbenton, Newcastle upon Tyne.

Finished to a lovely standard throughout, this property offers spacious and well-maintained accommodation, making it an ideal purchase for a range of buyers including families and first-time buyers alike. The home benefits from a modern and stylish interior, ready to move straight into with minimal work required.

The ground floor briefly comprises of an inviting entrance hallway, a bright and airy lounge, a contemporary fitted kitchen/diner perfect for entertaining, and the added convenience of a downstairs WC. To the first floor, there are three well-proportioned bedrooms along with a family bathroom.

Externally, the property boasts a generous driveway providing ample off-street parking for multiple vehicles. To the rear, there is a private garden space, ideal for relaxing or outdoor dining.

Further benefits include a freehold tenure and a boiler which is approximately six years old, offering peace of mind for prospective buyers.

Perfectly positioned within a highly sought-after residential area, the property falls within the catchment for well-regarded and outstanding local schools, and offers excellent access to local amenities, transport links, and nearby business parks.

Early viewing is highly recommended to appreciate the quality of accommodation on offer. Please contact Pattinson Forest Hall to arrange your viewing. [Forest.hall@pattinson.co.uk](mailto:Forest.hall@pattinson.co.uk) - 01912150677

As per The Estate Agents Act 1979, we must advise any prospective purchaser that the seller of this property is a connected person to Keith Pattinson Limited.

Council Tax Band: B

Tenure: Freehold

Price: Offers Over £215,000

Property Type: Semi-detached house

Parking: Off Street

Heating: Gas

## External

Externally, the property benefits from a substantial driveway to the front, providing off-street parking for multiple vehicles.



## Living Room

4.29m x 4.50m (14'0" x 14'9")

A bright and spacious living area, tastefully decorated and finished to a high standard, offering plenty of natural light and ample space for furnishings—perfect for relaxing or entertaining.



## Kitchen

5.33m x 2.85m (17'5" x 9'4")

A stylish and well-presented open plan kitchen/dining space, fitted with a range of modern wall and base units with complementary work surfaces. The room offers ample space for dining and benefits from a practical layout, making it ideal for both everyday living and hosting.



## Downstairs WC

0.87m x 1.77m (2'10" x 5'9")

Conveniently located on the ground floor, fitted with a low level WC and wash hand basin, finished in a modern style.



## Bedroom 1

3.49m x 3.10m (11'5" x 10'2")

A generous double bedroom, well-presented and offering ample space for wardrobes and additional furnishings.



## Bedroom 2

2.78m x 3.18m (9'1" x 10'5")

A second well-proportioned bedroom, ideal as a double or spacious guest room, finished in a neutral décor.



## Bedroom 3

2.06m x 2.49m (6'9" x 8'2")

A good-sized third bedroom, perfect for use as a child's room, home office or nursery.



## Bathroom

2.12m x 1.83m (6'11" x 6'0")

Fitted with a modern three-piece suite comprising of a panelled bath with shower over, low level WC and wash hand basin. Finished in a clean and contemporary style.

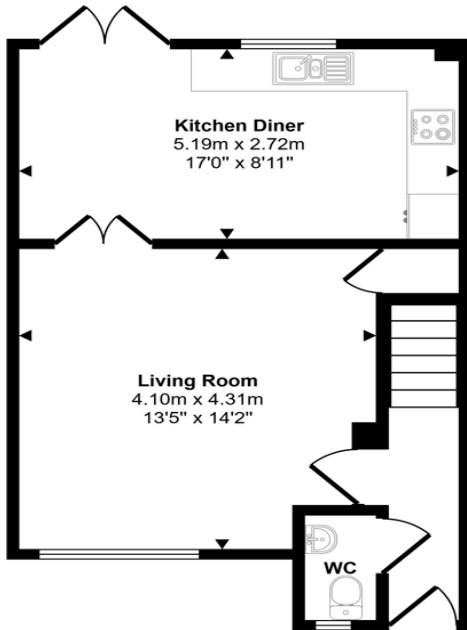


## Garden

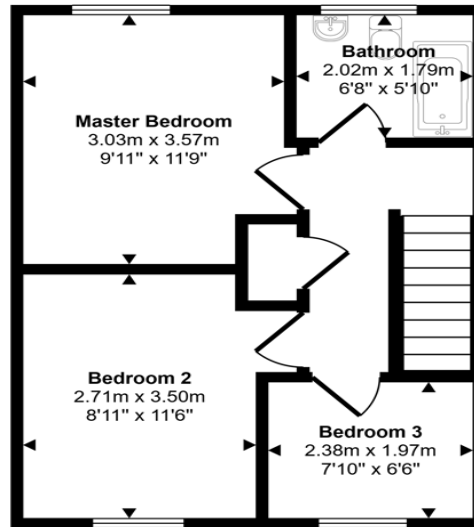
A lovely private rear garden, offering a great space for outdoor seating, entertaining or family use



Approx Gross Internal Area  
76 sq m / 822 sq ft



Ground Floor  
Approx 39 sq m / 415 sq ft



First Floor  
Approx 38 sq m / 408 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
<https://www.simply-residential.co.uk/>

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