

# BRUNTON

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RESIDENTIAL



**ROSEBURY DRIVE, LONGBENTON, NE12**

Offers Over £180,000

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TWO DOUBLE BEDROOMS | DRIVE & GARAGE | TWO EN SUITES

Brunton Residential are delighted to offer this two bedroom end terraced home located on Rosebury Drive in Longbenton. This property is located on a superb plot, has a drive leading to the garage and would make a perfect starter home with stunning rear garden.

Rosebury Drive benefits from an excellent location with easy access to local shops, schools and leisure facilities, along with strong transport links throughout Newcastle and towards the A1 as well as being within walking distance of the Metro Station.

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Situated on the sought after Rosebury Drive, Longbenton, this well-presented two double bedroom end-terraced family home offers modern living accommodation ideally suited to a range of buyers.

The property briefly comprises an entrance hallway with ground floor WC, leading to a spacious open-plan lounge and kitchen area featuring ample work surface space and French doors providing direct access to the rear garden, creating an ideal space for both everyday living and entertaining.

To the first floor, the landing provides access to two generous double bedrooms, each spanning the full width of the property and benefiting from its own en-suite facility as well as built-in storage.

Externally, the property boasts a driveway to the side offering secure off-street parking leading to the garage. To the rear is an immaculate garden perfectly suited for al fresco dining and outdoor entertaining.



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TENURE : Freehold

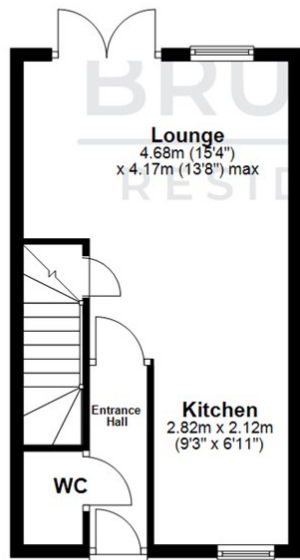
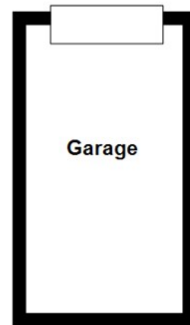
LOCAL AUTHORITY : North Tyneside

COUNCIL TAX BAND : B

EPC RATING : C

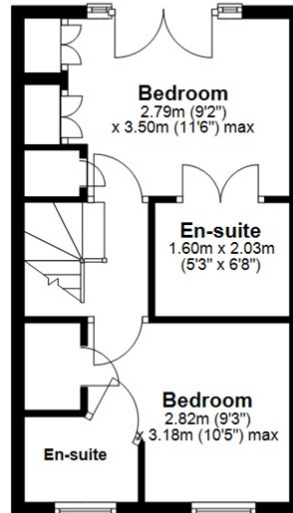
### Ground Floor

Approx. 41.0 sq. metres (441.3 sq. feet)



### First Floor

Approx. 31.2 sq. metres (335.6 sq. feet)



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(81-91) <b>A</b>			
(69-80) <b>B</b>			
(55-68) <b>C</b>			
(39-54) <b>D</b>			
(21-38) <b>E</b>			
(1-20) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	