

# Rowanberry Road, Longbenton, NE12

OO £100,000



## Full Description

Alexander Hudson Estates is pleased to present this beautifully maintained two-bedroom 2nd floor apartment, ideally located in the highly desirable area of Longbenton.

Tastefully decorated and thoughtfully cared for throughout, the property features a welcoming entrance hallway, a bright and spacious living room filled with natural light, and a modern, fully integrated kitchen complete with a dedicated dining area. There are two generously sized double bedrooms and a sleek, contemporary family bathroom. Externally there are wrap-around gardens to the property.

Longbenton is a well-connected suburb of Newcastle, popular with both families and professionals thanks to its excellent transport links and wide range of amenities. The area benefits from two Metro stations; Longbenton and Four Lane Ends providing quick access to Newcastle city centre, the coast, and surrounding areas. Road connections via the A1 and A19 also make commuting straightforward.

Local amenities include shops, cafés, supermarkets, and leisure facilities, with Quorum Business Park nearby providing employment opportunities and additional services. The area is also home to sports facilities, parks,

and community hubs, making it a vibrant and convenient place to live.

Families are well catered for with a good selection of schools, including Longbenton High School and several local primaries, as well as nurseries and after-school clubs. With its combination of affordability, transport access, and community feel, Longbenton continues to be a sought-after residential location within North Tyneside.

#Longbenton #NE12Homes #FamilyLiving #MetroAccess #LocalAmenities  
#NorthTynesideLiving #CommuterFriendly #CommunityVibes  
#SchoolsAndParks #ConvenientLocation

## Features

- Two bedroom top floor apartment.
- Beautifully presented and maintained throughout.
- Ample on street parking.
- Within walking distance to local Schools, amenities and transport links.

## Contact Us

### Alexander Hudson

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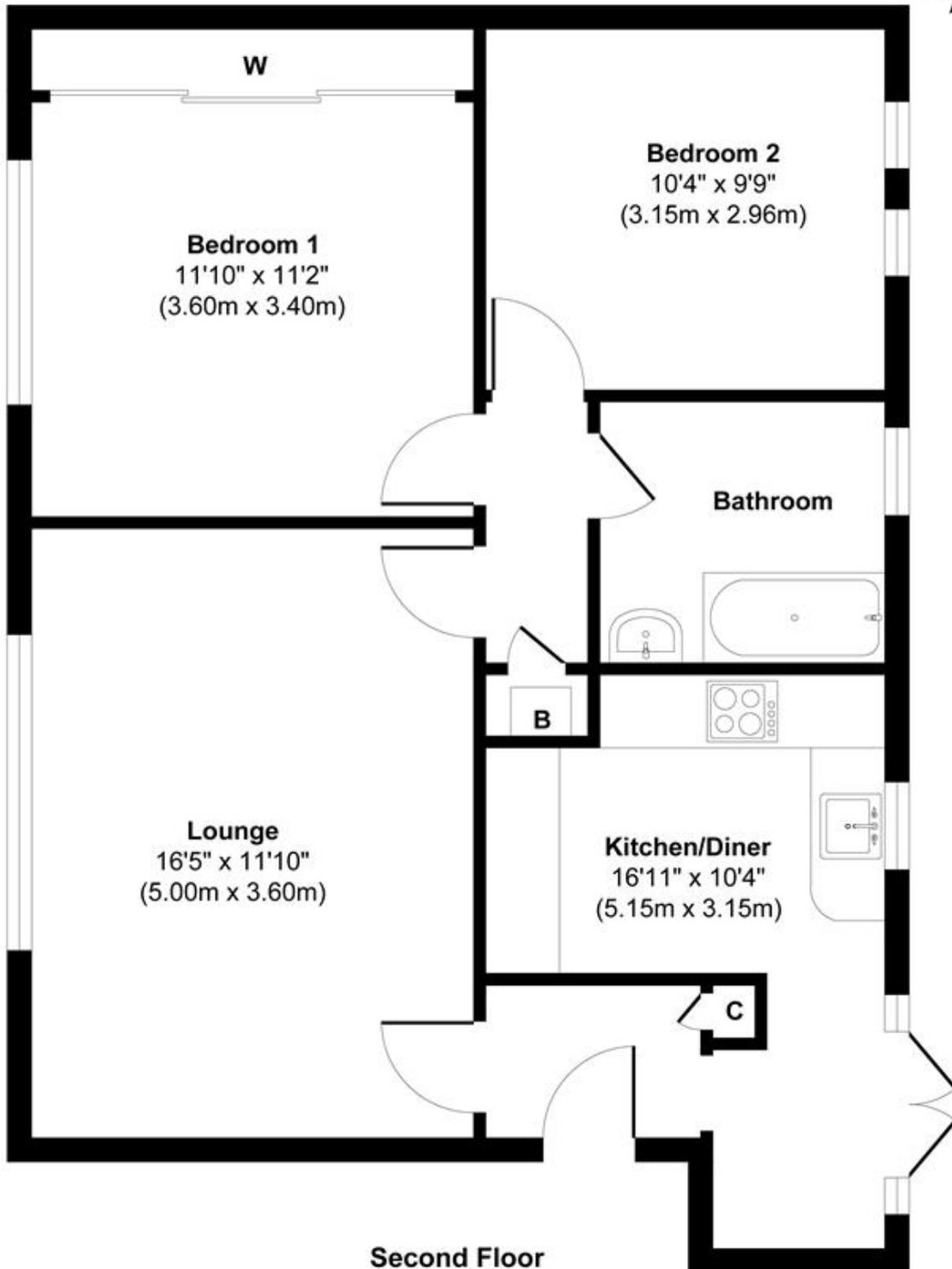




# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	78
(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	





**Second Floor**

**Approx. Gross Internal Floor Area 694 sq. ft / 64.51 sq. m**

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**Alexander Hudson Estates**