

Rowanberry Road, Newcastle Upon Tyne, NE12

OIRO £170,000



Full Description

Alexander Hudson Estates proudly presents this spacious, bright, and well-proportioned four-bedroom terraced family home, offering fantastic potential throughout. Ideally positioned in a quiet and highly sought-after location, the property benefits from excellent transport links and a range of local amenities all within easy walking distance.

Available with no onward chain, the accommodation briefly comprises an entrance hallway, ground floor WC, a generous living room with sliding patio doors opening onto the rear garden, and a kitchen/diner ideal for family living. To the first floor, there are four bedrooms, three doubles and one single, along with a family bathroom.

Externally, the property offers ample residential parking to the front and a spacious, sunny rear garden, perfect for enjoying the warmer months.

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.

Disclaimer

At Alexander Hudson Estates, we take great care to ensure our marketing is accurate, clear, and transparent. These particulars are intended as a guide only and do not form part of any offer or contract.

All descriptions, images, floor plans, and measurements are provided in good faith but should not be relied upon as statements of fact. Interested parties are advised to carry out their own due diligence and satisfy themselves as to the accuracy of the information provided.

Features

- Four bedroom, mid-terraced family home.
- Within walking distance to local Schools, amenities and transport links.

Contact Us

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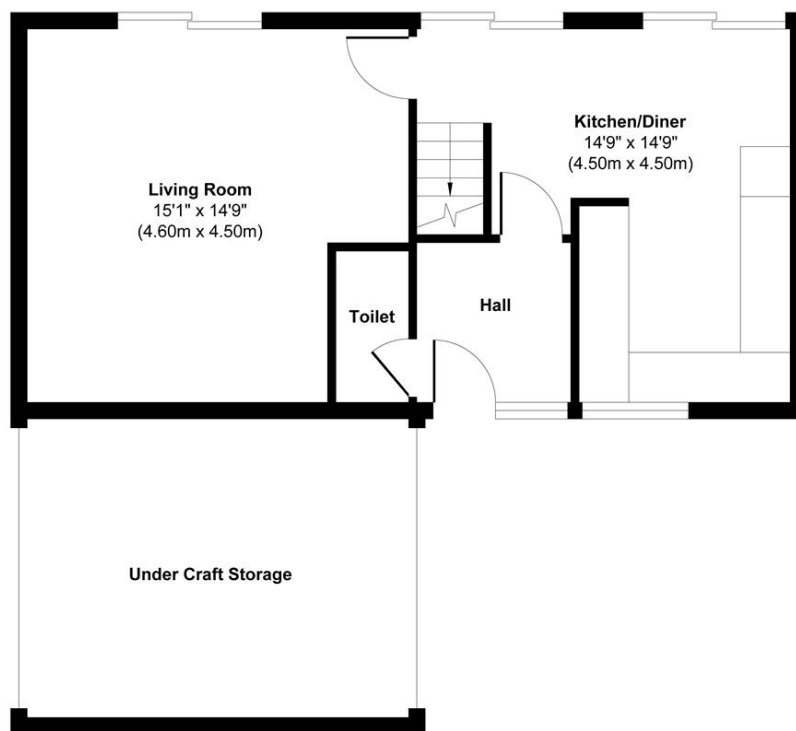






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	85
England, Scotland & Wales		
EU Directive 2002/91/EC		

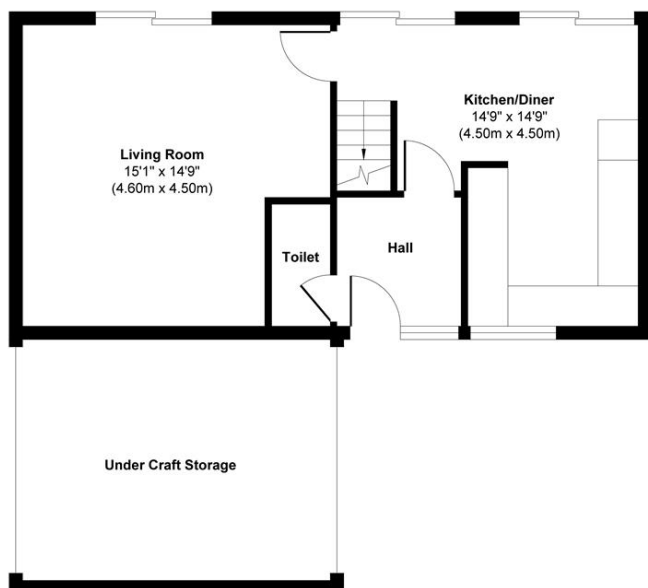
Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	61	82
England, Scotland & Wales		
EU Directive 2002/91/EC		



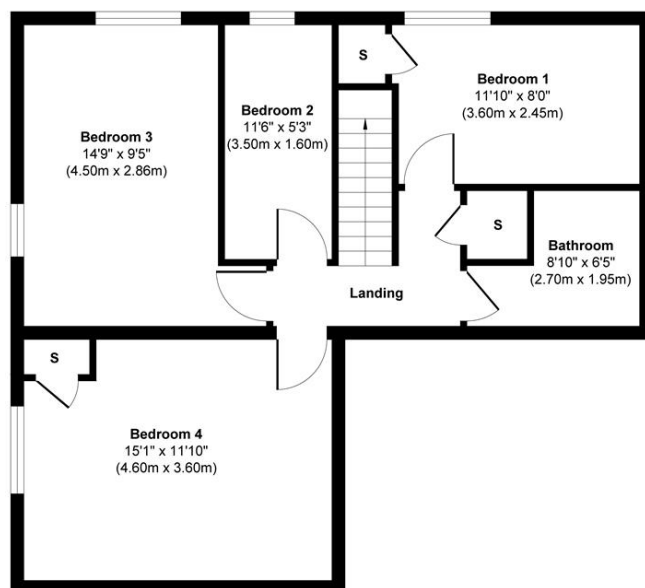
Ground Floor

Approx. Gross Internal Floor Area 446 sq. ft / 41.40 sq. m(Excluding Under Craft Storage)

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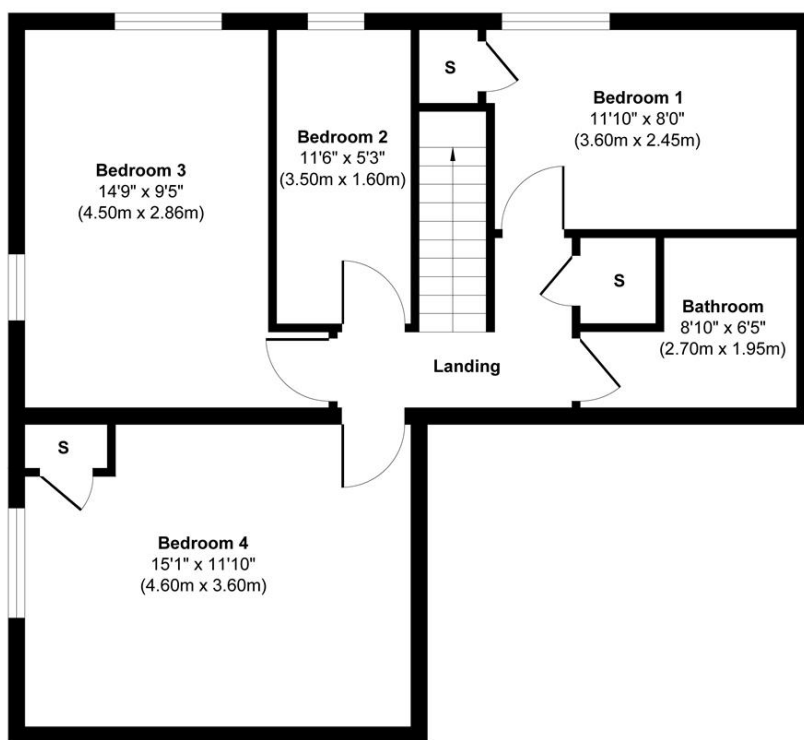
Ground Floor
Approximate Floor Area
446 sq. ft
(41.40 sq. m)



First Floor
Approximate Floor Area
634 sq. ft
(58.88 sq. m)

Approx. Gross Internal Floor Area 1080 sq. ft / 100.28 sq. m (Excluding Under Craft Storage)

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First Floor

Approx. Gross Internal Floor Area 634 sq. ft / 58.88 sq. m

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