



Hailsham Avenue | Longbenton | NE12 8DL

Asking price: £99,000



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Bungalow

End Terrace

One bedroom

Off street parking

EPC: TBC

Council tax band: A

Tenure: Freehold

Chain free

ROOK
MATTHEWS
SAYER

ENTRANCE DOOR to

ENTRANCE PORCH: Useful and versatile porch, door to:

LOUNGE: (front): 10'7 x 14'6 (3.22m x 4.42m)

UPVC double glazed window to front, electric fire, electric storage heater.

KITCHEN: (rear): 6'5 x 6'9 (1.96m x 2.06m)

Base units with single drainer sink unit and mixer tap, space for under bench appliances.

SHOWER ROOM/WC (rear): 6'7 into shower x 4'4 (2.00m x 1.32m)

Low level WC, pedestal wash hand basin, step in shower cubicle.

BEDROOM: (rear): 10'4 max x 12'2 max point (3.15m x 3.71m)

UPVC double glazed window to front opening into entrance porch, UPVC double glazed window to rear, electric storage heater.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: ELECTRIC

Broadband: NONE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

RESTRICTIONS AND RIGHTS

Listed? NO

Conservation Area? NO

Restrictions on property? NO

Easements, servitudes or wayleaves? NO

Public rights of way through the property? NO

RISKS

Flooding in last 5 years: NO

Risk of Flooding: ZONE 1

Known safety risks at property (asbestos etc...): NOT AWARE OF ANY

ACCESSIBILITY

This property has no accessibility adaptations:

- E.g. Ramp access to front door
- E.g. Accessible handrail to side door
- E.g. Wet room to ground floor
- E.g. Lift access to first floor

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: A

EPC RATING: TBC

FH00009052 .NF.NF.31/05/2025.V.1

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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**ROOK
MATTHEWS
SAYER**

This charming end of terrace bungalow is now available for sale. The property is in need of renovation, presenting a fantastic opportunity for those seeking a project to create their dream home. Despite its current condition, the property holds a wealth of potential within its walls.

The bungalow comprises of an entrance porch to reception room. The properties kitchen briefly comprises; fitted base units incorporating a single drainer sink unit with mixer tap, and space for under bench appliances.

The double bedroom, a generous space that could be transformed into a tranquil retreat. Furthermore, the shower room/W.C briefly comprises; low level W.C, pedestal wash hand basin, step in shower cubicle.

Externally;

Enclosed front garden, with patio area, and mature bushes.

Enclosed sunny rear garden with double gates leading onto the driveway for off-street parking, mainly patio with graveled area.

Situated in an area with a very short stroll to excellent public transport links, this property offers easy accessibility to and from the surrounding areas. In addition, the location boasts local shops and post office within easy short walking distance, ensuring all essential facilities are within close proximity for convenience. Bus stop opposite that has buses travels through a large area including the Freeman hospital and St Peters basin. Fantastic walking routes.

This property falls within Council Tax Band A, making it a cost-effective choice for those looking to manage their expenses effectively.

In summary, this end of terrace bungalow is a unique offering for individuals or investors who are eager to embark on a renovation project. With its great location and potential for transformation, it represents a remarkable opportunity in the property market.

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