



Chibburn Avenue | Hadston | NE65 9SX

**£125,000**

A neutrally decorated two-bedroom terraced home offering spacious living areas, modern bathrooms, and low-maintenance gardens in a tranquil setting overlooking open green space, making it an ideal move-in ready opportunity for first-time buyers, investors, or families.

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**FREEHOLD**

**MID-TERRACED**

**TWO BEDROOMS**

**OPEN PLAN LOUNGE/DINING**

**NO CHAIN**

**DOWNSTAIRS SHOWER ROOM**

**GAS CENTRAL HEATING**

**DOUBLE GLAZED WINDOWS**

For any more information regarding the property please contact us today

### 88 Chibburn Avenue, Hadston NE65 9SX

Ideally positioned mid-terraced house with a quiet pedestrian frontage and overlooking an open green space—perfect for those seeking tranquillity whilst remaining close to local amenities. Neutrally decorated throughout, the home offers a move-in ready opportunity for first-time buyers, investors, or families alike.

The spacious lounge is open plan to a dining area, enhanced by large windows that allow natural light to flood the room, creating a bright and welcoming ambience. Accommodation comprises two generously-sized double bedrooms, offering comfortable and flexible living arrangement options for all. The property boasts exceptional bathroom amenities, with a modern upstairs bathroom serving the bedrooms and a convenient downstairs shower room, ideal for guests or busy households.

Externally, the home is set back from the street with a well-maintained lawned front garden, adding to the home's attractive kerb appeal. To the rear, a paved garden offers a low-maintenance outdoor space.

With a council tax band A, this property presents an affordable prospect. Its practical layout, generous room dimensions, and pleasant location opposite open green space make it a compelling choice. Viewing is highly recommended to fully appreciate what this delightful home has to offer.

### GROUND FLOOR

#### HALL

UPVC double-glazed external door | Radiator | Storage cupboard | Staircase to first floor | Door to shower room

#### SHOWER ROOM

Shower cubicle with wet-wall panels and mains shower | Pedestal wash-hand basin | Close-coupled W.C. | Radiator | Extractor fan

#### LOUNGE THROUGH DINING ROOM

Lounge area 11'7" x 12'1" (3.53m x 3.68m)  
Dining area 8'5" x 10'6" (2.56m x 3.20m)

UPVC double-glazed window to front and UPVC double-glazed window & door to rear | Radiator | Electric fire | Doors to hall and kitchen

#### KITCHEN 11'10" x 8'9" (3.60m x 2.66m)

Fitted units incorporating: twin bowl corner sink, BOSCH electric induction hob & extractor, integrated double oven, space for slimline dishwasher, space for fridge-freezer, space for washing machine (our client has advised that white goods will remain in the property)

UPVC double-glazed windows and external door to rear garden | Part wet-wall panelling | Radiator - Door to lounge through dining room

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#### FIRST FLOOR LANDING

Shelved cupboard housing combi-boiler | Doors to bedrooms and bathroom | Loft access hatch with pull-down ladders (part-boarded loft)

#### BEDROOM ONE 14'5" x 9'9" (4.39m x 2.97m)

UPVC double-glazed windows | Storage cupboard | Radiator | Coving to ceiling

#### BEDROOM TWO 13'5" x 9'4" (4.09m x 2.84m)

UPVC double-glazed window | Radiator | Coving to ceiling

#### BATHROOM 8' x 5'6" (2.44m x 1.68m)

Bath with electric shower and glass screen | Pedestal wash-hand basin | Close-coupled W.C. | Part-tiled walls | Radiator | Ceiling downlights

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains gas central heating

Broadband: Unknown

Mobile Signal Coverage Blackspot: No known issues

Parking: Communal un-allocated off-street parking available behind the property

#### 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.

#### ACCESSIBILITY

This property has a downstairs shower room, in addition to the upstairs bathroom

#### 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

AL009234/DM/CM/18.09.2025/V2

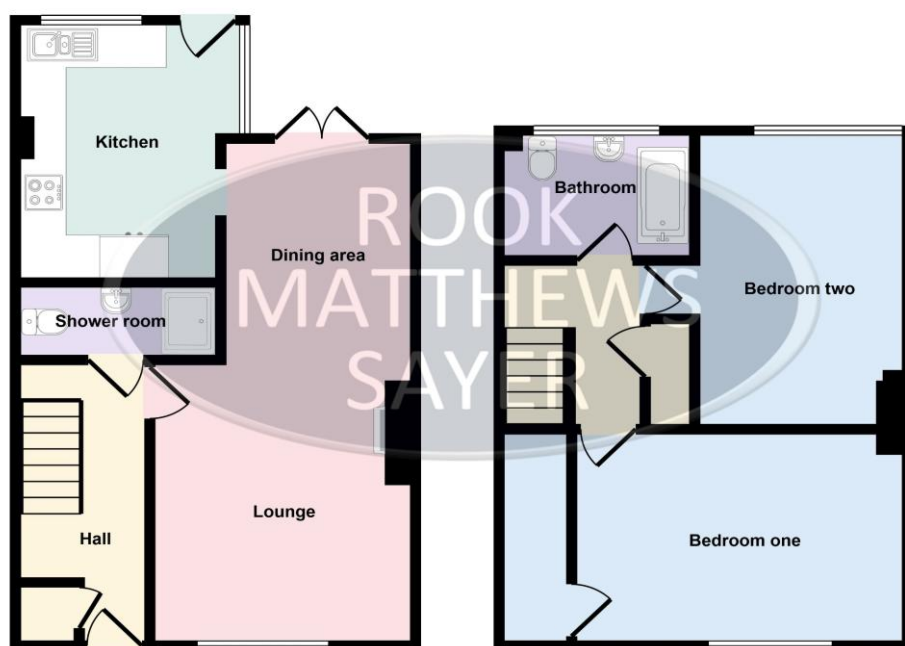


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Approx Gross Internal Area  
79 sq m / 851 sq ft



Ground Floor  
Approx 41 sq m / 443 sq ft

First Floor  
Approx 38 sq m / 409 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.

AL009234 Version 1



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