



Shearwater Avenue | Longbenton | NE12 8PJ

Asking price: £165,000

Presenting this three-bedroom terraced house, offered for sale and representing an excellent opportunity for first-time buyers and families seeking a property to personalise and modernise to their own tastes. Situated within the sought-after Council Tax Band A, this home provides a cost-effective entry into homeownership, making it an attractive proposition for those looking to get onto the property ladder.

Inside, the house features a spacious lounge, ideal for entertaining guests or relaxing with family. The kitchen and dining area offers ample potential for upgrading and creating a modern space tailored to suit your lifestyle. The property benefits from three bedrooms: two generous doubles, and a well-sized single room, suitable for a child's bedroom or a study.

One of the standout features of the property is the south-facing garden, providing abundant natural sunlight throughout the day—an ideal setting for outdoor dining, gardening, or simply unwinding in a private outdoor space.

An early viewing is highly recommended to appreciate the potential and envision the possibilities this welcoming home holds.

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Mid-terraced house

Council tax band: A

Three bedrooms

EPC: TBC

South facing garden

Tenure: Freehold

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE PORCH: door to:

ENTRANCE HALLWAY: staircase to the first floor, radiator, stairlift can remain or be removed, door to:

LOUNGE: (front): 11'10 into alcove x 17'9 max (3.61m x 5.41m)
Feature fireplace with electric fire and surround, double glazed windows to front and rear, radiator.

DINING ROOM: (rear): 13'1 into alcove x 8'9 max (3.99m x 2.67m)
Two double glazed windows to rear, UPVC double glazed frosted door to rear garden, radiator, opening to;

KITCHEN: (front): 6'7 max x 8'4 max (2.00m x 2.54m)
Fitted wall and base units with work surfaces incorporating a single drainer sink unit, space for freestanding cooker, space for under bench fridge and freezer, space for washing machine, double glazed window to front.

FIRST FLOOR LANDING AREA: double glazed window.

BEDROOM ONE: (front): 9'4 into bed robes plus into robes x 12'0 (2.84m x 3.66m)
Fitted wardrobes and drawer units, sliding door wardrobes, radiator, double glazed window to front.

FAMILY SHOWER ROOM: 6'3 x 5'4 (1.91m x 1.62m)
Briefly comprising; walk in shower room with divider shower screen, wash hand basin in vanity unit, radiator, double glazed frosted window to rear.

SEPARATE W.C.: low level W.C., double glazed frosted window to rear.

BEDROOM THREE: (rear) 7'0 x 8'9 (2.13m x 2.67m)
Storage cupboard housing combination boiler, radiator, double glazed window to rear.

BEDROOM TWO: (front): 12'0 into recess x 13'2 into robes (3.66m x 4.01m)
Fitted wardrobes and storage units, radiator, double glazed window to front.

EXTERNALLY:

Front- Mainly paved with planted borders, stairs leading to the property with handrails.

Rear- South facing rear garden, paved area, lawned area, mature shrubbery, fenced boundaries.



PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL HEATING

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: NO

Parking: ONSTREET

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...): NO

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: NO
Outstanding building works at the property: NO

ACCESSIBILITY

This property has accessibility adaptations:

- Accessible double handrail to front door
- Stairlift currently fitted which can be left
- Walk in shower room

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

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T: 0191 2667788

foresthall@rmsestateagents.co.uk

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