



Hailsham Avenue, Longbenton, NE12 8HJ

**£120,000**

A fantastic opportunity for buyers looking for a spacious three bedroom family home, competitively priced to reflect the need for some refurbishment. The generous accommodation comprises of: entrance hall, with staircase to first floor, lounge with double part glazed doors to dining room and patio doors to rear garden. The kitchen has modern light units with an integral oven and hob and space for appliances and door to side outhouse/ utility area. The landing gives way to two double bedrooms and one single all with fitted storage and a family shower room completes the first floor. Externally there is a driveway to front providing useful off street parking and a good sized enclosed garden to the rear. Situated in a convenient location close to local schools, shopping facilities and excellent transport links and offered with No Onward Chain. A perfect buy for those wanting to update to their own specifications.

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**Semi Detached Family Home**

**Good Sized Garden**

**Generous Accommodation**

**Off Street Parking**

**Two Reception Rooms**

**Freehold**

**Three Bedrooms**

**No Upper Chain**

**ENTRANCE DOOR :** Double glazed door to entrance hall

**ENTRANCE HALLWAY:**

Staircase to the first floor, radiator, door to lounge:

**LOUNGE:** (front): 13'9 x 13'5, (4.19m x 4.09m), Double glazed window to front, stone fireplace with stone hearth, radiator, cornice to ceiling.

**DINING ROOM:** (rear): 10'2 x 9'9, (3'10m x 2.97m), Double glazed patio door with views over garden, radiator, cornice to ceiling.

**KITCHEN:** (rear): 10'2x 9'1, (3.10m x 2.08m), Fitted kitchen, incorporating a range of wall & base units, integrated electric oven, hob, cooker hood, space for washing machine and fridge freezer. Sink unit with hot and cold mixer taps, spotlights to ceiling. Understairs cupboard, double glazed window to rear. Door to side outhouse.

**OUTHOUSE**

To side of property, built in cupboard housing central heating boiler, open to utility area with wall and base units, double glazed door to rear garden.

**FIRST FLOOR LANDING AREA:** double glazed window to side, airing cupboard housing hot water tank.

**FAMILY BATHROOM:** Comprising of step in shower cubicle with electric shower, low level wc., wash hand basin set in vanity unit, fully tiled walls, radiator, two double glazed windows.

**BEDROOM ONE:** (front): 11'3 x 11'09 (3.43m x 3.58m), Good sized double bedroom to front with built in cupboard, double glazed window, radiator.

**BEDROOM TWO:** (rear): 12'4 x 10'3, (3.76m x 3.12m), To the rear another double room with built in cupboard and radiator.

**BEDROOM THREE:** (front): 9'5 (in to alcove) x 9'1, (2.87m (in to alcove) x 2.77m), Built in cupboard, radiator, double glazed window to the rear.

**EXTERNALLY:** A generous enclosed garden to rear, with planted borders, mainly paved for low maintenance. The front offers a driveway providing off street parking.

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### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Garage/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.

### MATERIAL / CONSTRUCTION ABNORMALITIES

We have been informed that the property is possibly steel framed.

### RISKS

Flooding in last 5 years: No

Risk of Flooding: Zone 1

Known safety risks at property (asbestos etc...)No

### 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

FH00009269/GO/GO/08/12/2025/V1.

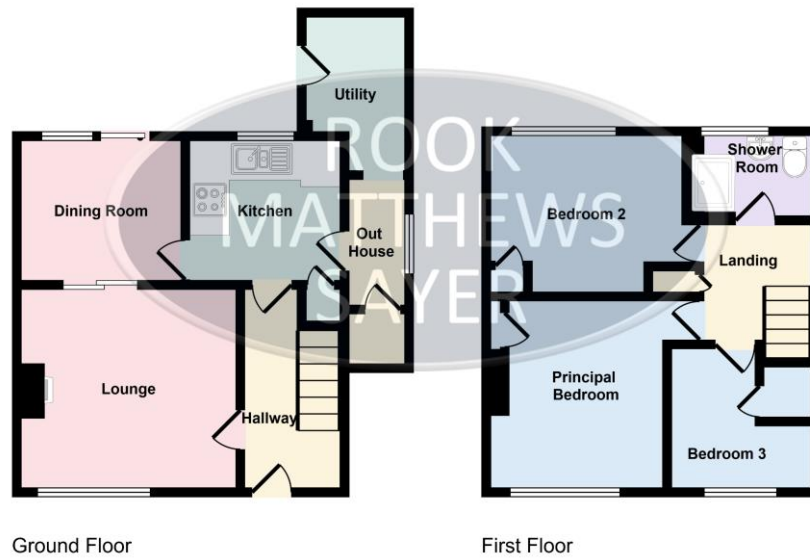


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## "DoubleClick Insert Picture"



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.

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