



Camperdown Avenue | Camperdown | NE12 5XD

## Offers in Excess of: £100,000

Situated on the highly regarded Camperdown Avenue perfectly positioned close to a variety of amenities, schools and transport links we offer for sale this good-sized mid terrace with two generous double bedrooms. Requiring some modernization reflected in the asking price and offering an ideal opportunity to add your own personal touch. Stepping inside there is a lobby with staircase to first floor, door to lounge with front facing window leading to the kitchen fitted with a range of wall and base units, integral electric oven, hob and extractor and space for freestanding appliances. A rear lobby leads to a spacious wet room with shower, low level wc and wash hand basin. Upstairs there is an additional w.c. and two double bedrooms one with access to the boarded roof space ideal for storage. Externally you will find an enclosed garden to the front and to the rear double gates provide access to a good-sized block paved courtyard garden providing convenient off-street parking. An excellent choice for a range of buyers looking for a home to make their own.



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**Good sized Mid Terrace****Garden to front****Two double bedrooms****Off-street parking to rear****Some updating required****Gas central heating & double glazing****Downstairs Wet Room****Tenure: Freehold****For any more information regarding the property please contact us today****ENTRANCE****Double glazed entrance door:****ENTRANCE LOBBY:** staircase to the first floor, radiator, door to lounge.**LOUNGE:** (front): 13'7 x 12'7, (4.45m x 4.09m), Double glazed window to the front, alcoves, under stair cupboard, radiator.**KITCHEN:** (rear): 16'06 x 6'3 , (5.03m x 1.93m), Incorporating a range of wall, base and drawer units, 1 ½ bowl ceramic sink, integrated double electric oven, hob, cooker hood, space for washing machine and fridge freeze. Double glazed window, to the rear. Door to rear lobby with door to rear garden and door to wet room.**GROUND FLOOR WET ROOM.:**

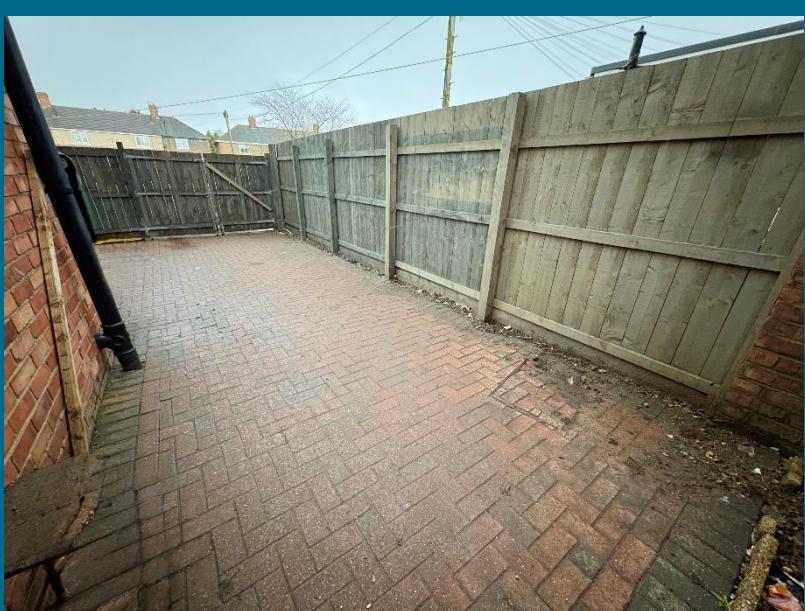
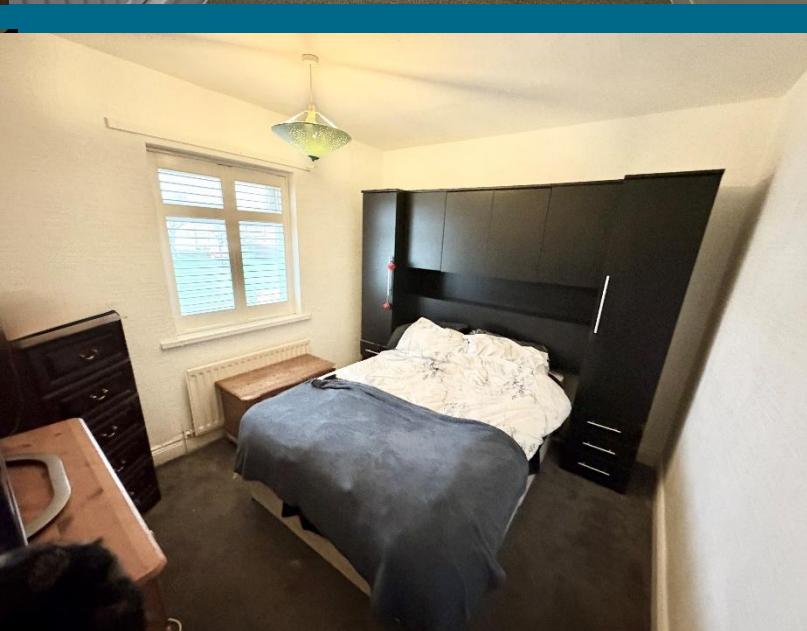
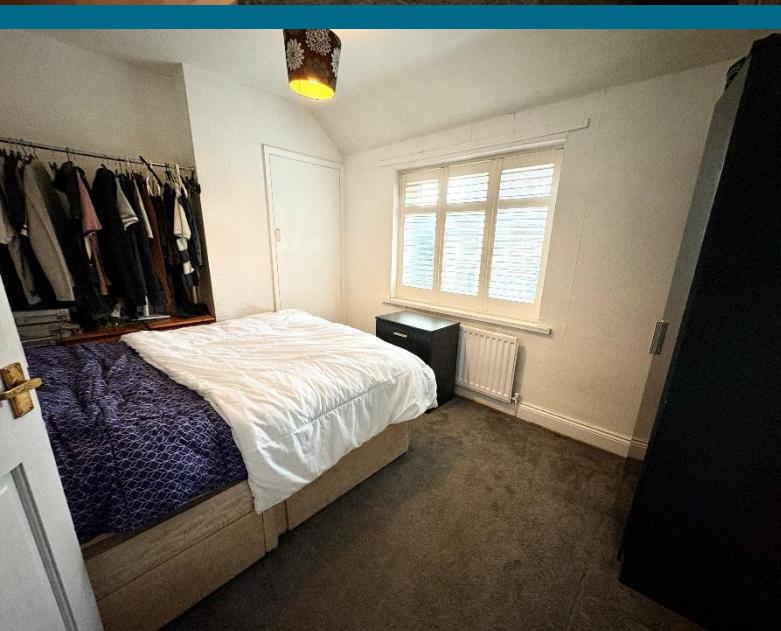
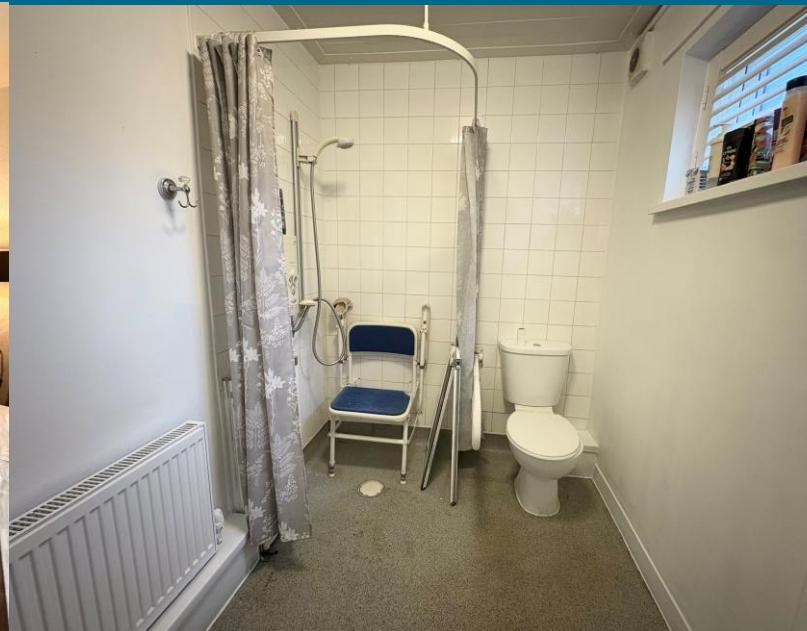
Comprising hand washbasin, low level w.c., radiator, part tiled walls.

**FIRST FLOOR LANDING AREA:**

Doors to bedrooms and upstairs w.c. Double glazed window to the rear.

**FIRST FLOOR LANDING:****Double glazed window to the rear, wash hand basin, low level w.c.****BEDROOM ONE:** (front): 12'4 x 9'4 , (3.76m x 2.84m), Built in cupboard housing hot water tank, double glazed window to the front, radiator, door to:**BEDROOM TWO:** (rear): 10'5 x 9'3 , (3.18 m x 2.82m), Double glazed window to the rear, radiator. Door to staircase leading to boarded roof space with Velux window.**EXTERNALLY:**

An enclosed garden to the front, and to the rear double gates leading to block paved driveway providing off street parking.



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## PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains Gas  
Broadband: Cable  
Mobile Signal Coverage Blackspot: No  
Parking: Off Street Parking To The Rear

## 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

## RISKS

Flooding in last 5 year: No  
Risk of Flooding: Zone 1

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

## RESTRICTIONS AND RIGHTS

Listed? No  
Conservation Area? No  
Restrictions on property? No  
Easements, servitudes or wayleaves? No

## ACCESSIBILITY

This property has accessibility adaptations:

- Wet room to ground 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

FH00009277.GO.NF.12/01/2025.V.1