



LAMBOURNE AVENUE, LONG BENTON, NE12 8DQ

137,500

An exciting opportunity to acquire this three bedroom semi detached home offering great potential, attractively priced reflecting the need for modernisation and updating, waiting for any buyer to put their own personal stamp on it. Inside you will find a welcoming hallway leading to the main reception room with a large window to the front flooding the space with light and access to the conservatory extension. The generous L shaped kitchen, well proportioned is in need of enhancement, this leads to a ground floor open plan wet room. To the first floor you will find two double bedrooms and a single perfect for a child or home office and the family bathroom. The property enjoys good sized gardens to both front and rear ideal for entertainment and relaxation with the added benefit of a driveway providing off street parking. Conveniently located close to both local primary and high schools, shops and excellent road and transport links, along with both nearby Benton Metro station and Four Lane Ends Interchange which will take you to Newcastle City Centre in around 15minutes. A superb chance to add value and create a desirable home or investment property. Early inspection advised.

RMS | Rook
Matthews
Sayer

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Three Bed Semi Detached

Refurbishment Opportunity

Generous Accommodation

Conservatory Extension

Bathroom & Wet Room

Gardens Front & Rear

Driveway

No Upper Chain

DOUBLE GLAZED ENTRANCE DOOR TO:

Entrance hall, staircase to first floor, double glazed window to the side, double radiator, door to:

LOUNGE DINER : (front): 22'1" x 13'2" max in to alcove (6.73m x 4.01m max in to alcove)

Double glazed window to front, allowing an abundance of natural light in to well-proportioned lounge through dining room, alcove, double radiator x 2, double glazed patio doors to conservatory.

CONSERVATORY: 9'7" x 9'4" (2.92m x 2.84m),

With double glazed windows to rear and sides and double glazed French door out to the rear garden. Double radiator

KITCHEN: (rear): 16'2" max 14'8" max (4.98m max x 4.34m max),

L Shaped fitted kitchen incorporating a range of wall, base and drawer units with single drainer sink unit. Integrated electric hob, cooker hood, space for washing machine and fridge freezer, double glazed window to side and rear. Cupboard housing combination boiler, Door to wet room and double glazed door to garden

DOWNSTAIRS WET ROOM: 7'0" x 6'3" (2.13m x 1.91m)

With washbasin, low level w.c. walk in wet room style shower, part tiled walls. Double radiator, double glazed window to side and rear.

FIRST FLOOR LANDING AREA:

Access to the roof space.

FAMILY BATHROOM:

Comprising of, bath, low level w.c, pedestal wash hand basin, part tiled walls. Radiator, double glazed window to rear.

BEDROOM ONE: (front): 11'5" x 11'2" in to alcove (3.48m x 3.40m in to alcove),

Double glazed window to the front, alcove, radiator.

BEDROOM TWO: (rear): 12'7" in to alcove x 9'11", (3.34m in to alcove x 3.00m),

Double glazed window to the rear, radiator.

BEDROOM THREE: (front): 8'2 x 8'2", (2.48m x 2.48m),

Built on cupboard, radiator, double glazed window to the front.

EXTERNALLY:

Walled and wrought iron boundaries to the front, with graveled area and driveway providing off street parking. The rear garden is enclosed, generous sized with patio and fenced boundaries. Gated access to the front.



PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: Not Known
Mobile Signal Coverage Blackspot: Not Known
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

RISKS

Flooding in last 5 years: Not known
Risk of Flooding: Not known

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: Not known

ACCESSIBILITY

This property has accessibility adaptations:
E.g. Wet room to ground floor

TENURE

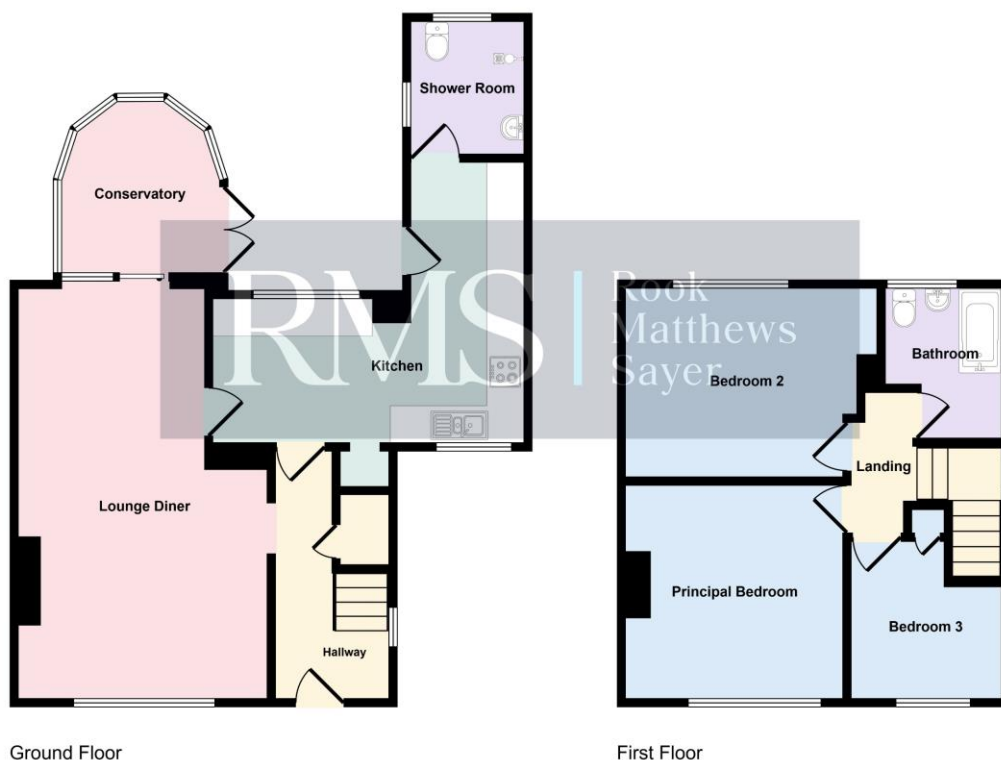
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: A

EPC RATING: D

FH00009307/GO/GO/15/02/26/V1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate.

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.