



Claremont Avenue | Lemington | NE15 7LE

**Auction Guide Price £145,000**



**Spacious family home**

**Bathroom with separate W.C**

**Three Bedrooms**

**Front garden and private rear garden**

**Two generous reception**

**Driveway providing parking for multiple vehicles**

**No onward chain**

**Excellent investment opportunity**

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## For Sale by auction - Live online Auction 31st March 2026 – Option 2

We are delighted to offer for sale this spacious three-bedroom semi-detached house which presents ample scope for renovation and personalisation. The property boasts attractive period features including charming stained glass windows and front door, adding to its kerb appeal and welcoming first impression. Situated in a sought-after location with convenient access to public transport links, reputable nearby schools, and a range of local amenities, this property promises both potential and convenience.

To the ground floor, the accommodation comprises two well-proportioned reception rooms, both offering excellent space for family living and entertaining, along with a fitted kitchen. Upstairs, there are three good-sized bedrooms and a family bathroom with separate WC.

Externally, the property's semi-detached standing allows further scope to enhance its kerb appeal and potentially create a charming outdoor space to complement the characterful frontage.

With its desirable position close to excellent transport links, schools, and local facilities, this property offers a compelling project for buyers seeking a home with scope for improvement and attractive long-term prospects. Viewing is highly recommended to appreciate the wealth of possibilities on offer with this well-situated and characterful semi-detached house.

### Hallway

Stairs to first floor, under stairs storage and a separate storage area.

Lounge 18' 8" Max x 11' 5" Plus bay window (5.69m x 3.48m)

Bay window to the front, feature fireplace, and a small window to the front.

Dining Room 14' 4" Max x 11' 10" into alcove (4.37m x 3.60m)

Window to the rear, fire place with brick-built surround and coving to ceiling.

Kitchen 15' 7" Max x 10' 4" Max (4.75m x 3.15m)

Fitted with a range of wall and base units, work surfaces over, stainless steel sink with mixer tap and drainer, part tiled walls, integrated hob with extractor hood over, plumbing for automatic washing machine, tile flooring, three windows to side and rear, and a door leading to the rear garden.

### Landing

Window and a large airing cupboard.

Bedroom One 13' 7" Max x 8' 11" Including alcove (4.14m x 2.72m)

Window to the rear.

Bedroom Two 12' 4" x 8' 10" (3.76m x 2.69m)

Window to the front and fitted wardrobes.

Bedroom Three 8' 11" Including wardrobes x 7' 4" (2.72m x 2.23m)

Window to the front and fitted wardrobes.

### Bathroom

Fully tiled with a pedestal wash hand basin, panel bath with shower mixer tap, heated towel rail and a window.

### Separate W.C

Fully tiled, low-level W.C. and window.

### Externally:

Front Garden

Garden and driveway

Rear Garden

Patio Garden and outdoor storage cupboard, two sheds and a Greenhouse  
Lawned area with a large established garden area

Side Access

Detached Garage

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Night Storage upstairs

Broadband: N/A

Mobile Signal Coverage Blackspot: No

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.

### 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

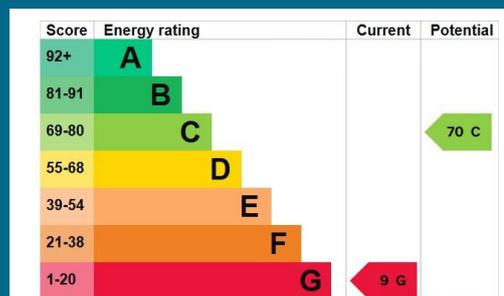
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Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360. Terms and conditions apply see [www.agentspropertyauction.com](http://www.agentspropertyauction.com)

COUNCIL TAX BAND: C

EPC RATING: G

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