



Langdon Road | Hillheads Estate | NE5 5LY

£200,000



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Semi-detached home

Modernisation required

Three bedrooms

Family bathroom/W.C

Spacious lounge/dining room

Integrated garage

No onward chain

Front and rear gardens

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A three-bedroom semi-detached home offered for sale with no onward chain, occupying a pleasant position with gardens, driveway parking, and garage. The property requires modernisation throughout, presenting an excellent opportunity for buyers to update and personalise to their own tastes.

The accommodation comprises an entrance hall, spacious lounge/dining room with bay window, fitted kitchen, three bedrooms with fitted wardrobes, and a family bathroom/W.C.

Externally, there is a lawned front garden, a driveway providing off-street parking, a garage with power and lighting, and an enclosed rear garden with lawn and patio area.

An ideal purchase for first-time buyers, families, investors, or anyone seeking a property with scope to improve, offered with the added benefit of no onward chain.

Agent's Note: Please be advised that an AML fee will be payable upon acceptance of an offer. This fee covers the cost of conducting the necessary identity verification and anti-money laundering checks.

Entrance Hall

A welcoming entrance hall featuring a double glazed porthole window to the front, central heating radiator, useful storage cupboard, and staircase leading to the first floor accommodation.

Lounge/Dining Room

19'10" (plus bay window) x 13'0" max (6.04m x 3.96m)

A spacious reception room with a double glazed bay window to the front aspect, allowing plenty of natural light. Features include two central heating radiators, an attractive fireplace with decorative surround, and coving to the ceiling.

Kitchen 9'6" max x 8'0" max (2.89m x 2.44m)

Fitted with a range of wall and base units complemented by work surfaces over. Incorporating a one-and-a-half bowl stainless steel sink with mixer tap and drainer, integrated fridge, cooker point with extractor hood above, and tiled splashbacks. A double glazed window overlooks the rear garden, with a door providing access to the garage.

First Floor Landing

With a double glazed window to the side and access to the loft space.

Bedroom One 13'2" into bay (including wardrobes) x 10'9" plus wardrobes and recess (4.01m x 3.27m)

A well-proportioned principal bedroom featuring a double glazed bay window to the front, central heating radiator, and a range of fitted wardrobes with matching headboard units.

Bedroom Two 10'1" plus wardrobes x 8'9" (3.07m x 2.66m)

A comfortable double bedroom with a double glazed window to the rear, central heating radiator, and fitted wardrobes providing excellent storage.

Bedroom Three 8'11" including wardrobes x 7'10" including wardrobes (2.72m x 2.39m)

A double glazed window to the front, central heating radiator, and fitted wardrobes.

Bathroom/W.C.

Fitted with a contemporary three-piece suite comprising a low-level WC with concealed cistern, vanity wash hand basin, and panelled bath with shower over and glazed screen. Further benefits include tiled walls, a heated towel rail, built-in storage cupboard housing the hot water tank, and a double glazed window with extractor fan.

Externally

Front Garden

The property enjoys a well-maintained lawned front garden alongside a paved driveway providing off-street parking and access to the garage.

Rear Garden

An enclosed rear garden laid mainly to lawn, complemented by a paved seating area and established planted borders, creating an ideal space for relaxing and entertaining.

Garage 20'11" max x 10'9" max (6.37m x 3.27m)

A larger-than-average garage benefiting from power and lighting, a double glazed window to the rear, and a door providing convenient access to the rear garden.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains - Gas

Broadband: None

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.

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 Years from 1st March 1956

Ground Rent: £4.50 every 6 months

COUNCIL TAX BAND: C

EPC RATING: D

WD8620/BW/EM/24.08.2026/V.2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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