

Sandringham Avenue | Newcastle Upon Tyne | NE12 8JX

Auction Guide Price: £150,000+

For Sale by Auction: Thursday 10th December, Option 1, Terms and Conditions apply.

Located in a popular residential area within Benton is this spacious mid terrace house in need of a compete refurbishment and renovation. Land Registry shows No 28 (two doors down) sold for £280,000 in March 2026 with the accommodation over two floors , this house has an extra floor!!! Property comprising entrance lobby, entrance hall, two reception rooms and a kitchen to the ground floor. There are three bedrooms, toilet and a bathroom to the first floor. One the second floor there is one large room with potential to divide into two rooms with already having Dormer windows front and rear. Externally there is a yard to the rear and a townhouse garden to the front.

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3 2 1

Mid Terraced house

Three bedrooms

Investment opportunity

Over three floors

Council tax: C

Tenure: Freehold

Entrance Porch Entrance door.

Entrance Hall
Radiator and stairs leading to first floor landing.

Living Room
17'68 x 13'59 into bay and recess (5.18m x 3.96m into bay and recess) 5.18m x 3.96m into bay and recess
Bay window to front elevation, radiator, gas fire and coving to ceiling.

Dining Room 14'0" x 10'11" (4.27m x 3.35m into recess) 4.27m x 3.35m into recess
Coving to ceiling, window to rear and radiator.

Kitchen 17'85 x 10'97 (5.18m x 3.05m) 5.18m x 3.05m
Range of wall and floor units with worktop surfaces, electric cooker point, one and a half sink unit and drainer, plumbing for washing machine, window to front and side elevation, radiator and access door to rear.

First Floor Landing
Two radiators.

Bedroom Three 11'09 x 7'89 (3.58m x 2.13m)
3.58m x 2.13m
Window to rear elevation.

Bathroom
Bath, wash hand basin, window to side elevation and radiator.

Separate WC
Low level WC and window to side elevation.

Bedroom Two
14'34 x 11'78 (4.27m x 3.35m)
4.27m x 3.35m
Window to rear elevation and radiator.

Bedroom One
18'02 x 14'36 (5.54m x 4.27m)
5.54m x 4.27m
Two windows to front elevation and radiator.

Second Floor

Attic Room
20'58" x 16'77 (6.10m x 4.88m)
6.10m x 4.88m
Dormer windows to front and rear elevations, gas fire.

Externally
Yard to rear.
Townhouse garden to front.

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PRIMARY SERVICES SUPPLY
Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: GAS
Broadband: TBC
Mobile Signal Coverage Blackspot: NO
Parking: ON-STREET

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.

AGENTS NOTE
Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee.
Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360
Terms and conditions apply see www.agentspropertyauction.com

ACCESSIBILITY
This property has no accessibility adaptations:

- E.g. Ramp access to front door
- E.g. Accessible handrail to side door
- E.g. Wet room to ground floor
- E.g. Lift access to first 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: C

EPC RATING: G

FH00009591 .APA.NF.20/11/2026.V.1





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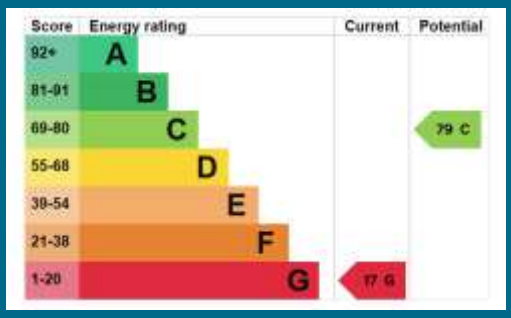

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