

3 bed semi-detached house to buy in NE12

Sandringham Avenue, Newcastle upon Tyne, Tyne and Wear, NE12 8JX

£99,000 Starting Bid

x 3 x 1 x 2

Tenure

Freehold

On Street parking

Garden

Property features

- **SOLD AS SEEN**
- Spacious Accommodation
- Close To Local Shops, Schools And Transport Links
- Fantastic Renovation Opportunity
- EPC Rating D

Key Information

- Council Tax: Band A
- EPC Rating: D
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: None
- Mobile signal: Good

Arrange a viewing

Donna Briggs
Branch Manager
Forest Hall

0191 2150677
forest.hall@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

TO BE SOLD via ONLINE AUCTION. Fees apply.

Pattinson Estate Agents are delighted to welcome to the market this three-bedroom semi-detached home, ideally situated on Sandringham Avenue, Newcastle upon Tyne. Offered with no onward chain, the property presents an excellent opportunity for buyers looking to take on a home with fantastic potential and create something tailored to their own taste and requirements.

Please note the property is offered on a sold as seen basis, giving buyers a clear opportunity to assess the home and its potential before purchase.

The property offers generous accommodation throughout and would make an ideal purchase for families, first-time buyers, or investors looking for a project in a well-established residential location. While the property does require modernisation and updating, it benefits from a spacious layout, good room proportions and excellent scope to improve, reconfigure or enhance subject to the necessary consents.

The ground floor briefly comprises an entrance hallway, spacious living room, separate dining room, fitted kitchen, rear porch and downstairs WC. To the first floor there are three bedrooms and a family bathroom. Externally, the property benefits from a gated front garden and an enclosed rear garden with lawned area, mature planting and pathway access, offering further potential for landscaping and improvement.

Sandringham Avenue is positioned within a popular residential area, well placed for access to a range of local amenities including shops, schools, supermarkets and leisure facilities. The area is also well served by public transport links, with local bus routes and nearby Metro connections providing convenient access into Newcastle city centre and surrounding areas. For commuters, the property is ideally located for access to key road links including the A19, A1058 Coast Road and wider Tyneside road network.

With its combination of location, space and potential, this property represents an excellent opportunity for buyers seeking a home they can update and add value to over time.

Please note, we understand the property is of non-standard/BISF construction. Buyers are advised to make their own enquiries with their lender or surveyor prior to purchase.

Early viewing is highly recommended to appreciate the potential this property has to offer. Please contact Pattinson Forest Hall on 01912150677 or email forest.hall@pattinson.co.uk to arrange your viewing.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £99,000

Property Type: Semi-detached house

USPs: Garden

Parking: On Street

Construction materials: Steel frame construction

Roofing type: Metal roofing

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: Yes

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good

External

The property is approached via a gated front garden, enclosed by mature hedging which provides a good degree of privacy. The front elevation presents well, with pathway access leading to the main entrance door.



Living Room

3.73m x 4.18m (12'2" x 13'8")

A spacious living room positioned to the front of the property, featuring a large window allowing natural light into the space. The room benefits from a feature fireplace, radiator, fitted carpet and ample floor space for a range of living room furniture.



Kitchen

2.60m x 3.15m (8'6" x 10'4")

A practical fitted kitchen offering a range of wall and base units, worktop space, stainless steel sink and drainer, and space for appliances. The kitchen also provides access through to the rear porch, making it a functional everyday space.



Dining Room

3.13m x 2.62m (10'3" x 8'7")

A separate dining room overlooking the rear, offering a versatile second reception space ideal for family dining, entertaining or use as a home office. The room benefits from a large window, radiator, fitted carpet and ceiling light point.



Porch

1.46m x 1.23m (4'9" x 4'0")

Located off the kitchen, the rear porch provides useful additional storage and access to the rear garden. There is also access into the downstairs WC from this area.



Downstairs W/C

0.78m x 1.17m (2'6" x 3'10")

A convenient downstairs WC located within the rear porch area, fitted with a low-level WC and hand wash basin. This is a useful addition to the ground floor accommodation.



Bedroom 1

3.72m x 3.21m (12'2" x 10'6")

A generously sized double bedroom positioned to the front of the property, featuring a large window, radiator, fitted carpet and built-in storage cupboards. The room offers excellent space for a double bed and additional freestanding furniture.



Bedroom 2

4.11m x 2.61m (13'5" x 8'6")

A second well-proportioned double bedroom, benefiting from a window, radiator, fitted carpet and built-in storage cupboard. The room provides excellent floor space and would suit a range of bedroom furniture.



Bedroom 3

2.56m x 2.93m (8'4" x 9'7")

A third bedroom overlooking the front aspect, offering a versatile space ideal as a single bedroom, nursery, dressing room or home office. The room features a window, radiator and exposed timber flooring.



Bathroom

1.60m x 2.18m (5'2" x 7'1")

The upstairs bathroom is fitted with a white suite comprising panelled bath, pedestal wash hand basin and low-level WC. The room also benefits from a frosted window, tiled splashback areas and wood-effect flooring.

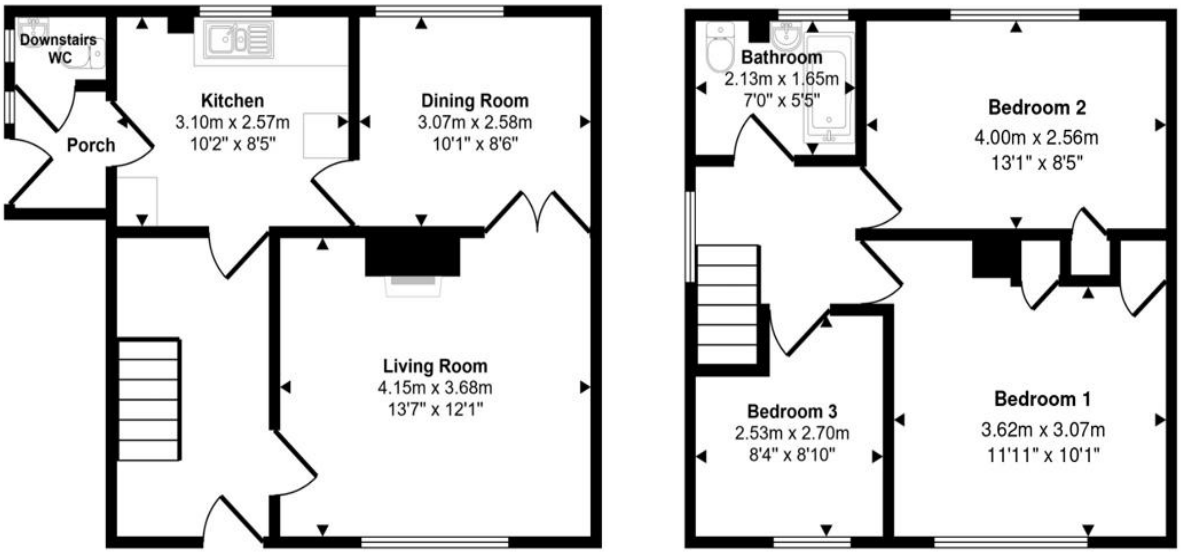


Garden

Externally to the rear is an enclosed garden with a lawned area, mature planting and pathway access. The garden offers a private outdoor space with scope for landscaping and improvement.



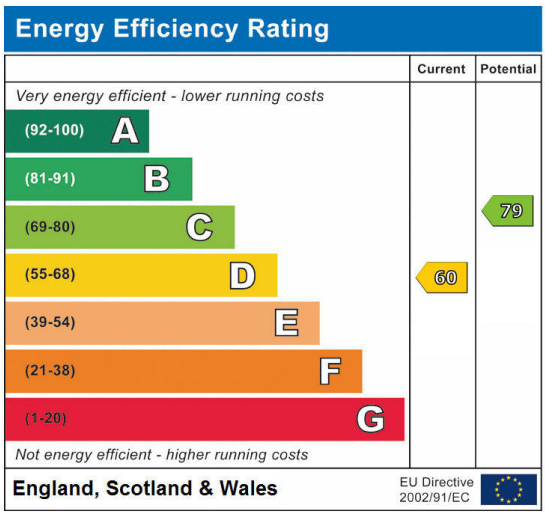
Approx Gross Internal Area
84 sq m / 901 sq ft



Ground Floor
Approx 43 sq m / 468 sq ft

First Floor
Approx 40 sq m / 433 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Sandringham Avenue, Newcastle upon Tyne, Tyne and Wear, NE12 8JX

Contact your local branch today for more information on this property:

17a Station Road North, Forest Hall, Newcastle Upon Tyne, Tyne & Wear, NE12 7AR, Tel: 0191 2150677, forest.hall@pattinson.co.uk, www.pattinson.co.uk

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