

Widnes Place Longbenton NE12 8DH

Auction Guide Price: £149,000+

For Sale by Auction: Thursday 10th December 2026, Option 1, Terms and Conditions apply.

Presenting this spacious, well cared for semi detached house offering generous living accommodation on Widnes Place. With its potential for renovation and the flexibility of its layout it is an excellent opportunity for those looking to invest in a home that can be tailored to their specific needs.
With four bedrooms this semi detached home is ideal for a growing family, benefitting from generous gardens and within easy walking distance to highly regarded schools, amenities and served by excellent public transport links.
The entrance hall is spacious and welcoming and gives access to a generous lounge with a front facing window and archway to the dining room with views over the rear garden To the rear the kitchen is functional and presents a great opportunity for modernisation plus the added benefit of a utility area providing an excellent storage area and a useful W.C. Upstairs you will find a central landing with access to the roof space, four bedrooms, three of which are generous doubles and the family bathroom. With gardens to both front and rear, a superb family choice for those seeking a project to renovate and personalise to their taste.

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Semi Detached Family Home

Generous Accommodation

Sought After Location

Two Reception Rooms

Four Bedrooms

No Onward Chain

Updating Required

Gardens To Front & Rear

DOUBLE GLAZED ENTRANCE DOOR:
Leading to a light and airy hallway with staircase to first floor, understairs cupboard and double glazed window to front, double radiator.

LOUNGE: (front): 15'.06 into alcove x 11'9 (4.72m in to alcove x 3.58m),
Feature fireplace with wood surround, tiled inset and hearth and gas fire, double radiator. Double glazed window to the front and archway to dining room.

DINING ROOM: (rear): 10'5" x 10'5, (3.18m x 3.18m),
Double glazed window with views over the rear garden, double radiator.

KITCHEN: (rear): 13'0 x 13'0 (3.96m x 3.96m),
Fitted with a range of base, wall and drawer units, worktops, and single drainer stainless steel sink unit. Gas cooker point. spaces for fridge freezer and washing machine. Double glazed windows to side and rear, door to utility outhouse area.

UTILITY:
Built in cupboard x 2, one with double glazed window to side and door to rear garden. Door to w.c. with low level W.C, wash hand basin.

FIRST FLOOR LANDING AREA:
Double glazed window to side, built in cupboard housing hot water tank, access to roof space.

BEDROOM ONE: (front): 11' 5 into alcove x 11'0, (3.47m into alcove x 3.28m),
Double glazed window to front, alcoves, built in wardrobes, radiator.

BEDROOM TWO: (front): 11'7 x 11'11, (3.53m x 3.35m),
With built in wardrobes, radiator and double-glazed window to front.

BEDROOM THREE: (rear) 11'6 x 8' 8 (3.52m x 3.28m),
Double glazed window to the rear, built in wardrobe, radiator.

BEDROOM FOUR: (rear) 8'4" x 8'2" (2.54m x 2.48m)
Built in wardrobe, double glazed window to rear, rradiator.

FAMILY BATHROOM :
Comprising of: panelled bath with electric shower over, low level W.C., wash hand basin. Part tiled walls, radiator and double glazed windows to the rear.

EXTERNALLY: Enclosed garden to the front with walled boundaries. The generous rear garden is mainly lawned with paved patio, greenhouse and fenced boundaries, side access to the front.

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PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: None
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.

RESTRICTIONS AND RIGHTS
Listed: No
Conservation Area: No

RISKS
Flooding in last 5 years: No
Risk of Flooding: Zone 1

BUILDING WORKS
Any known planning permissions or proposals in the immediate locality: No
Outstanding building works at the property: No

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
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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: tbc

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

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