

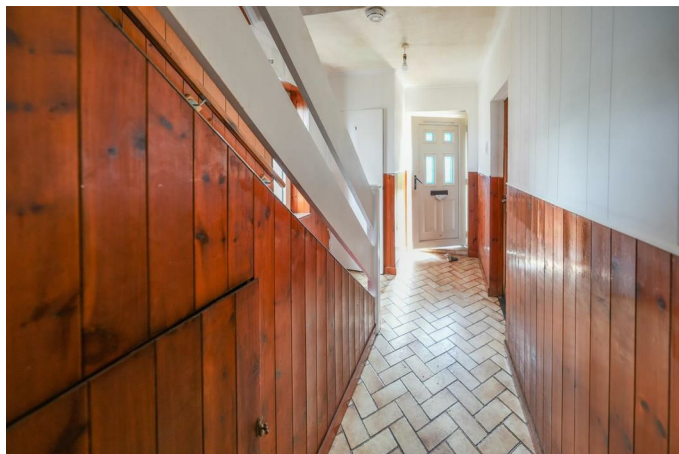


56 Longrigg, Gateshead, NE10 8PJ

Offers Over £89,950

Located on Longrigg, Leam Lane, this semi-detached house presents a wonderful opportunity for those seeking a project to make their own mark. With one reception room, three bedrooms, and a bathroom, this property offers a blank canvas for full modernization to create the home of your dreams. Situated on Leam Lane, a sought-after location popular among first-time buyers and investors, this three-bedroom home boasts both front and rear gardens, providing ample outdoor space for a growing family. The layout includes an entrance hallway, lounge, a kitchen waiting to be transformed, three bedrooms offering versatility, and a bathroom for your convenience. If you are looking for a property with great potential and the chance to add value through renovation, this semi-detached house in Longrigg is the perfect opportunity to create a home tailored to your tastes. Don't miss the chance to turn this diamond in the rough into a shining gem in a desirable location.

ENTRANCE HALLWAY



BEDROOM TWO

8'8" x 13'5" (2.65 x 4.11)



LIVING ROOM

13'5" x 12'7" (4.10 x 3.85)



MASTER BEDROOM

12'3" x 11'10" (3.75 x 3.63)



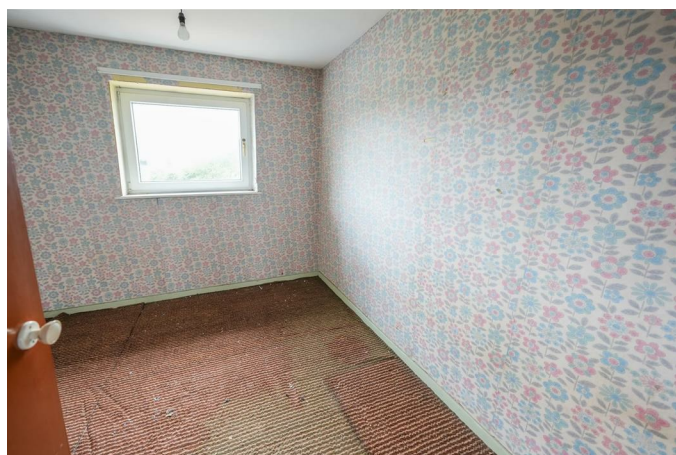
DINING ROOM

10'5" x 9'8" (3.19 x 2.97)



BEDROOM THREE

8'11" x 8'10" (2.72 x 2.70)



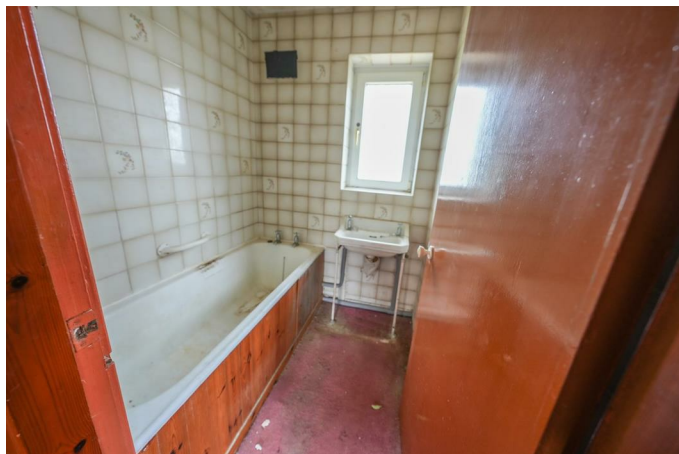
KITCHEN

8'11" x 8'9" (2.73 x 2.69)



FIRST FLOOR LANDING

BATHROOM



EXTERNAL



Property disclaimer

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

Material Information

FLOOD RISK - No risk

LOCAL AUTHORITY - Gateshead

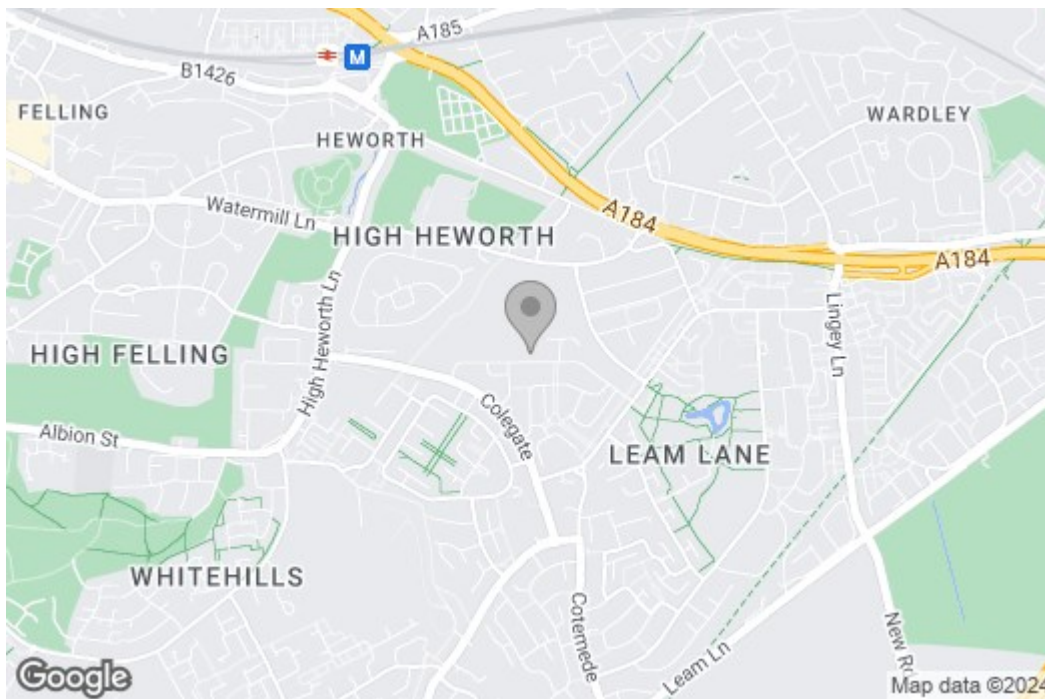
BT & SKY AVAILABLE - yes

BROADBAND - Basic - Ultrafast

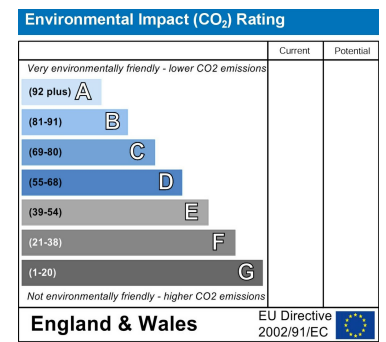
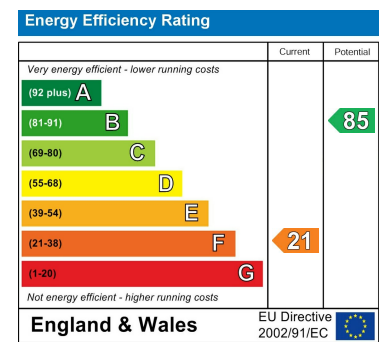
MOBILE COVERAGE - EE, Vodafone, Three, O2

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract, purchaser should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give an representation or warranty in respect of the property.