



## Benton Lane Longbenton

- Semi Detached
- Auction (option one)
- Spacious Living
- Three Bedrooms
- FREEHOLD

**£ 100,000**



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SAYER

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# Benton Lane

## Longbenton

For Sale by Auction: Wednesday 31<sup>st</sup> July 2024, Option 1, Terms and Conditions apply.

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](http://www.agentspropertyauction.com)

### PROPERTY DESCRIPTION

Presenting this semi-detached property on the market, ideal for families and couples, located on Benton Lane, Longbenton. This property requires some modernising, providing a perfect opportunity for those eager to make a space truly their own. Nestled on a desirable corner plot, the residence benefits from extra outdoor space and privacy, making it a unique find in the area.

The accommodation is generously proportioned, boasting three bedrooms. The master bedroom is a spacious double, offering ample room for relaxation. The second bedroom is another well-sized double, while the third bedroom is a spacious single, equally comfortable and versatile.

In addition to the bedrooms, the property affords two reception rooms, providing ample space for both entertaining and unwinding. The kitchen, while in need of some updates, holds great potential for being the heart of the home.

Location is key with this property. It is conveniently situated with excellent public transport links, providing easy commutes. Families will appreciate the proximity to local schools, while the nearby green spaces offer a breath of fresh air and opportunities for outdoor activities.

In conclusion, this semi-detached property, while requiring modernising, offers an abundance of potential. With its spacious rooms, ideal location, and unique corner plot, it promises to be a perfect home for families or couples looking to put their stamp on a property. Don't miss this opportunity to transform this house into your dream home.

Living Room: 13'03" x 12'05" -  
Dining Room: 10'01" x 8'11" - 3.07m x 2.72m  
Kitchen: 9'09" x 7'10" - 2.97m x 2.39m  
Utility: 6'02" x 5'11" - 1.88m x 1.80m  
Bedroom One: 11'06" x 11'03" - 3.51m x 3.43m  
Bedroom Two: 11'06" x 9'11" - 3.51m x 3.02m  
Bedroom Three: 8'03" x 7'11" - 2.52m x 2.41m  
Bathroom:

### PRIMARY SERVICES SUPPLY

Electricity: MAINS  
Water: MAINS  
Sewerage: MAINS  
Heating: MAINS GAS  
Broadband: FIBRE  
Mobile Signal Coverage Blackspot: NO  
Parking: DRIVEWAY

### MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

### 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: D

FH00007583.SD.SD.17/7/24.V.1

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.



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