



Lansdowne Gardens | Stakeford | NE62 5LF

£130,000

Located on a bigger than average plot in the popular Wansbeck estate this two bedroomed semi detached is ready for someone to put their own stamp on. Although in need of modernization this will make a fabulous home for someone. The ground floor offers lounge, leading to conservatory and a kitchen/diner with separate utility room. The first floor has two bedrooms and a family bathroom. Externally the property has generous gardens front a rear and a separate garage with driveway at the back of the property. Early viewing is advised to appreciate what this house has to offer.

ROOK
MATTHEWS
SAYER



Two Bedroom Semi Detached

Garage and Parking to Rear

Sough after Wansbeck Estate

No Upper Chain

Generous Plot

Freehold

In Need of Updating

EPC:D/ Council Tax:B

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE PORCH: UPVC entrance door

ENTRANCE HALLWAY: Single radiator, cupboard.

LOUNGE 14.05 (4.28) x 15.52 (4.73)

Double glazed window to front, patio doors to rear, single radiator, fire surround, gas fire, television point, coving to ceiling.

KITCHEN 10.93 (3.33) x 8.99 (2.74)

Double glazed window to rear, double radiator, range of wall, floor and drawer units with co ordinating roll edge work surfaces, sink unit and drainer with mixer tap, tiled splash backs, space for cooker, space for fridge, wood flooring, double glazed door to utility room.

UTILITY ROOM 10.22 (3.11) x 6.87 (2.09)

Double glazed window to front and rear, fitted wall and base units, stainless steel sink unit, plumbed for washing machine.

CONSERVATORY 9.64 (2.93) x 11.27 (3.43)

Dwarf wall, double glazed windows.

FIRST FLOOR LANDING

Double glazed window to rear.

WET ROOM/WC: 7.51 (2.28) x 5.54 (1.68)

Shower cubicle, low level WC, pedestal wash hand basin, double glazed windows to rear and side, single radiator, extractor fan, loft access.

BEDROOM ONE 15.35 (4.67) x 10.91 (3.32)

Double glazed windows to front and rear, single radiator, fitted wardrobes drawers.

BEDROOM TWO 12.29 (3.74) x 7'55 (2.30)

Double glazed window to front, single radiator, built in cupboard.

FRONT GARDEN

Laid mainly to lawn, bushes and shrubs, greenhouse.

GARAGE (to bottom of garden)

Single, detached, up and over door, power and lighting.

01670531114

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband:
Mobile Signal Coverage Blackspot: No
Parking: Garage/Driveway

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.

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: B

EPC RATING:D

BD008706.10/12/2025.LB.SB.V.1



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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



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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