



Widnes Place, Long Benton, NE12 8DH

Auction guide price: £160,000+

For Sale by Auction: Tuesday 30th June 2026, Option 2, Terms and Conditions apply.

Having been a much loved family home for a number of years and with space in abundance this fabulous sized property is now ready for its next chapter. With four bedrooms this semi-detached home is ideal for a growing family, benefitting from generous gardens, an extensive driveway and within easy walking distance to highly regarded schools and amenities. The entrance hall is spacious and welcoming and gives access to the staircase, leading through to a bright generous lounge with a front facing window. To the rear the kitchen is functional and presents a great opportunity for modernisation to suit personal tastes, the second reception is ideal as a dining room creating a relaxed space to enjoy everyday meals overlooking the rear garden. To the first floor there are four bedrooms, three of which are generous doubles and the family bathroom offering further scope for updating to your personal taste. Overall this well cared for home offers comfortable living and a fantastic opportunity to make it your own. An early viewing is highly recommended to appreciate all this wonderful property has to offer. The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved, if you require any further information on this, please contact us.

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Semi Detached Home

Four Bedrooms

Some Updating Required

Generous Gardens

Superb Sized Accommodation

Off Street Parking

Two Reception Rooms

No Upper Chain

DOUBLE GLAZED ENTRANCE DOOR:

Leading to a light and airy hallway with staircase to first floor, understairs cupboard and double glazed window to front, door to:

LOUNGE: (front): 15.06" in to alcove x 11'9" (4.72m in to alcove x 3.58m),

Feature fireplace with wood surround and marble inset and hearth and electric fire, double radiator. Wall lights to alcoves and double glazed window to the front.

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

KITCHEN: (rear): 12'9"x 10'7" (3.89m x 3.22m), Fitted with a range of base, wall and drawer units, worktops, and single drainer sink unit. Space for fridge freezer and dishwasher Part tiled walls, built in cupboard. Double glazed windows to side and rear, door to utility outhouse area.

UTILITY:

Built in cupboard with double glazed window to side and door to rear garden. Plumbed for washing machine. Door to w.c. with wash hand basin.

FIRST FLOOR LANDING AREA:

Double glazed window to side, built in airing cupboard, access to roof space.

BEDROOM ONE: (front): 12'1 in to alcove x 10'9, (3.68m in to alcove x 3.28m), Double glazed window to front, alcoves, radiator.

BEDROOM TWO: (front): 11'7 x 8'6", (3.53m x 2.59m), With built in cupboard, radiator and double glazed window to rear.

BEDROOM THREE: (rear) 11'6" x 10'9" (3.52m x 3.28m), Double glazed window to the rear, built in cupboard, radiator.

BEDROOM FOUR: (rear) 8'4" x 8'2" (2.54m x 2.48m) Wall mounted combi boiler, double glazed window to rear, radiator.

FAMILY SHOWER ROOM :

Comprising of: spacious double step in shower cubicle with mains shower over, low level w.c., wash hand basin and part tiled walls. Radiator and double glazed windows to the rear.

EXTERNALLY: Enclosed garden to the front with an extensive driveway providing parking for several cars. The generous rear garden is mainly lawned with paved patio, hedged and fenced boundaries and well stocked borders a gated access to the front.

T:01912667788

foresthall@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: 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.

AGENTS NOTE

The sale of this property is subject to a grant of probate.

If you require any further information on this, please contact us.

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

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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

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.

