



Chibburn Avenue | Hadston | NE65 9SX

Auction Guide Price £70,000

A neutrally decorated two-bedroom terraced home offering spacious living areas, modern bathrooms, and low-maintenance gardens in a tranquil setting overlooking open green space, making it an ideal move-in ready opportunity for first-time buyers, investors, or families.

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FREEHOLD

MID-TERRACED

TWO BEDROOMS

OPEN PLAN LOUNGE/DINING

NO CHAIN

DOWNSTAIRS SHOWER ROOM

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

For any more information regarding the property please contact us today

For Sale via online Auction 30th June 2026 – Option One

www.agentspropertyauction.com

Ideally positioned mid-terraced house with a quiet pedestrian frontage and overlooking an open green space—perfect for those seeking tranquillity whilst remaining close to local amenities. Neutrally decorated throughout, the home offers a move-in ready opportunity for first-time buyers, investors, or families alike.

The spacious lounge is open plan to a dining area, enhanced by large windows that allow natural light to flood the room, creating a bright and welcoming ambiance. Accommodation comprises two generously-sized double bedrooms, offering comfortable and flexible living arrangement options for all. The property boasts exceptional bathroom amenities, with a modern upstairs bathroom serving the bedrooms and a convenient downstairs shower room, ideal for guests or busy households.

Externally, the home is set back from the street with a well-maintained lawned front garden, adding to the home's attractive kerb appeal. To the rear, a paved garden offers a low-maintenance outdoor space.

With a council tax band A, this property presents an affordable prospect. Its practical layout, generous room dimensions, and pleasant location opposite open green space make it a compelling choice. Viewing is highly recommended to fully appreciate what this delightful home has to offer.

GROUND FLOOR

HALL

UPVC double-glazed external door | Radiator | Storage cupboard | Staircase to first floor | Door to shower room

SHOWER ROOM

Shower cubicle with wet-wall panels and mains shower | Pedestal wash-hand basin | Close-coupled W.C. | Radiator | Extractor fan

LOUNGE THROUGH DINING ROOM

Lounge area 11'7" x 12'1" (3.53m x 3.68m)
Dining area 8'5" x 10'6" (2.56m x 3.20m)

UPVC double-glazed window to front and UPVC double-glazed window & door to rear | Radiator | Electric fire | Doors to hall and kitchen

KITCHEN 11'10" x 8'9" (3.60m x 2.66m)

Fitted units incorporating; twin bowl corner sink, BOSCH electric induction hob & extractor, integrated double oven, space for slimline dishwasher, space for fridge-freezer, space for washing machine (our client has advised that white goods will remain in the property)

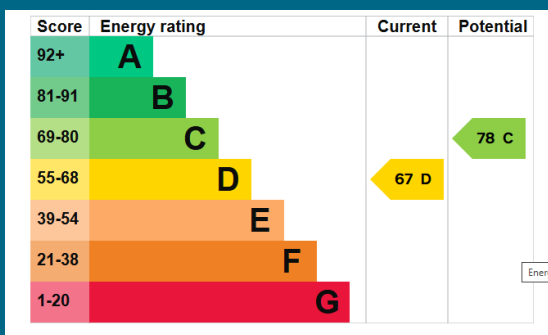
UPVC double-glazed windows and external door to rear garden | Part wet-wall panelling | Radiator - Door to lounge through dining room

T: 01665 510044

E: alnwick@rmsestateagents.co.uk

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FIRST FLOOR LANDING

Shelved cupboard housing combi-boiler | Doors to bedrooms and bathroom | Loft access hatch with pull-down ladders (part-boarded loft)

BEDROOM ONE 14'5" x 9'9" (4.39m x 2.97m)

UPVC double-glazed windows | Storage cupboard | Radiator | Coving to ceiling

BEDROOM TWO 13'5" x 9'4" (4.09m x 2.84m)

UPVC double-glazed window | Radiator | Coving to ceiling

BATHROOM 8' x 5'6" (2.44m x 1.68m)

Bath with electric shower and glass screen | Pedestal wash-hand basin | Close-coupled W.C. | Part-tiled walls | Radiator | Ceiling downlights

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains gas central heating

Broadband: Unknown

Mobile Signal Coverage Blackspot: No known issues

Parking: Communal un-allocated off-street parking available behind the property

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.

ACCESSIBILITY

This property has a downstairs shower room, in addition to the upstairs bathroom

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

AL009234/DM/CM/18.09.2025/V2 14/5/26 Amended price

TW/TW 5/6/26 Amended price

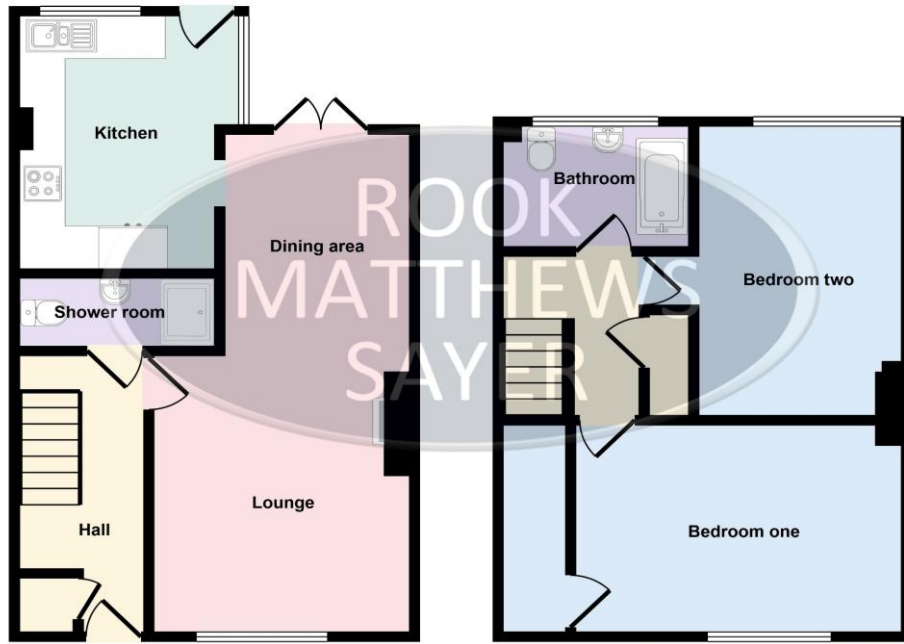


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Approx Gross Internal Area
79 sq m / 851 sq ft



Ground Floor
Approx 41 sq m / 443 sq ft

First Floor
Approx 38 sq m / 409 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

AL009234 Version 1



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