



STEPHENSON BROWNE

**Kingsbridge Avenue,  
Newcastle**

ST5 3HW



**£200,000**

## Description

CHAIN FREE | THREE BEDROOM SEMI-DETACHED | EXCEPTIONAL POTENTIAL

Offered to the market with no onward chain, this traditional three-bedroom semi-detached home presents a fantastic opportunity for buyers seeking a property with enormous potential to modernize, renovate and create a home tailored to their own tastes and lifestyle.

The property is approached via steps leading to the front door and benefits from front and rear gardens, together with side access to the rear.

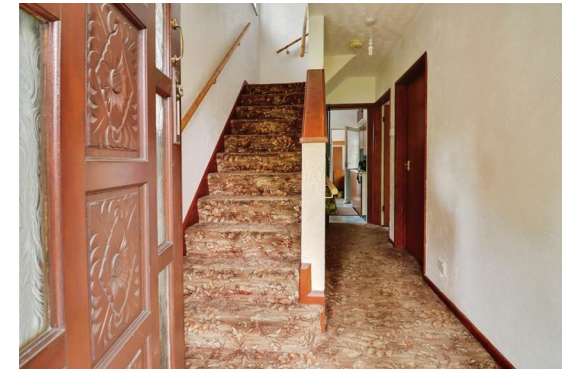
There is also vehicular access to the rear of the property via Windermere Road, where there is space to park a car, providing valuable off-road parking potential.

Internally, an entrance hall leads to two spacious reception rooms, including a bay-fronted living room and a rear reception room overlooking the garden. The kitchen provides access to an under-stairs pantry and a rear lobby, offering excellent scope to reconfigure into a utility room, larger kitchen space or open-plan living area, subject to any necessary consents. The lobby also provides access to a separate WC, former coal store and the rear garden.

To the first floor are three well-proportioned bedrooms, a family bathroom, airing cupboard and landing area.

The generous rear garden enjoys a private aspect and is not overlooked from the rear, providing plenty of outdoor space for families and further potential for enhancement. In addition, there is scope to create a driveway within the rear garden area, subject to any necessary permissions, while the front garden may also offer potential for off-road parking, making this an attractive proposition for buyers looking to maximize the property's practicality and value.

This is a rare opportunity to acquire a chain-free property with significant scope for improvement, allowing the next owner to truly put their own stamp on the home and unlock its full potential. Ideally located close to local amenities, schools, transport links, Newcastle town centre, the A500 and M6.



# Room Descriptions

## Ground Floor

### Entrance Hall

13'3" x 6'3"

### Living Room

12'9" x 10'0"

### Reception Room

12'3" x 11'5"

### Kitchen

8'11" x 7'7"

### Back Lobby

6'0" x 10'0"

### W.C.

2'5" x 4'9"

### Pantry/ Coal House

## First Floor

### Bedroom One

10'7" x 10'0"

### Bedroom Two

12'2" x 11'6"

### Bedroom Three

7'8" x 8'10"

### Bathroom

8'8" x 7'0"

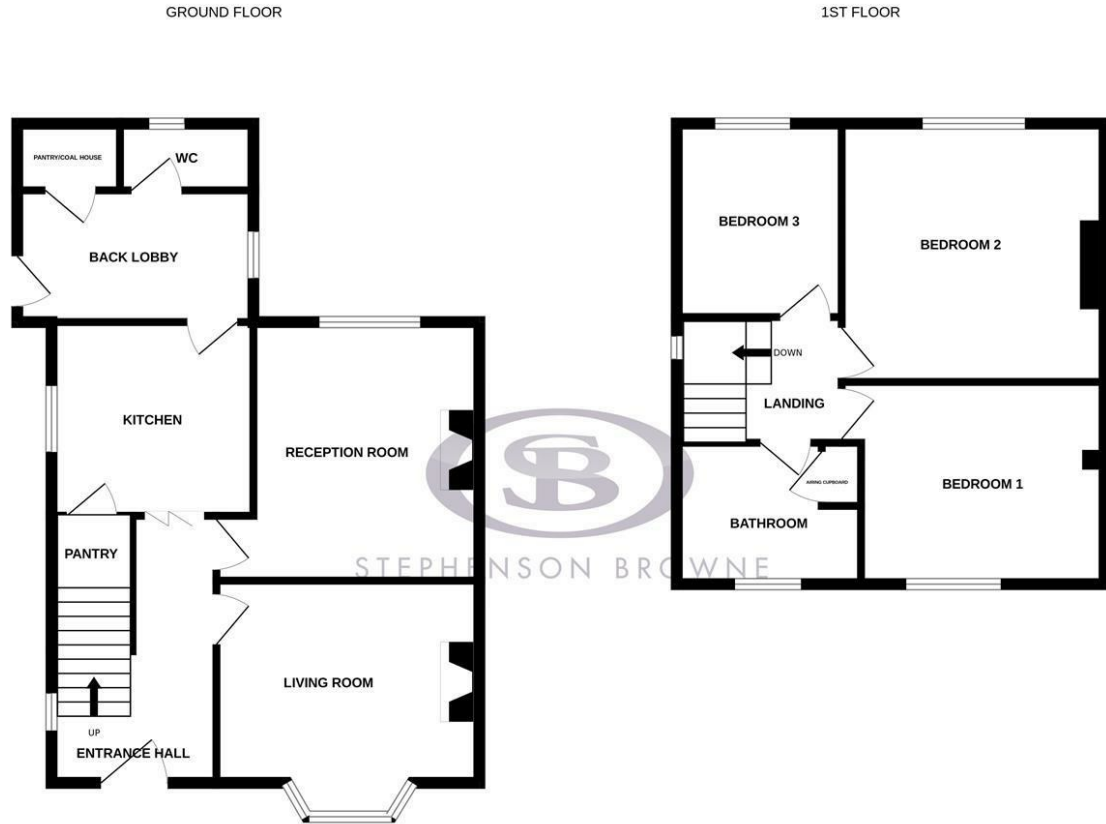
### Stephenson Browne AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.



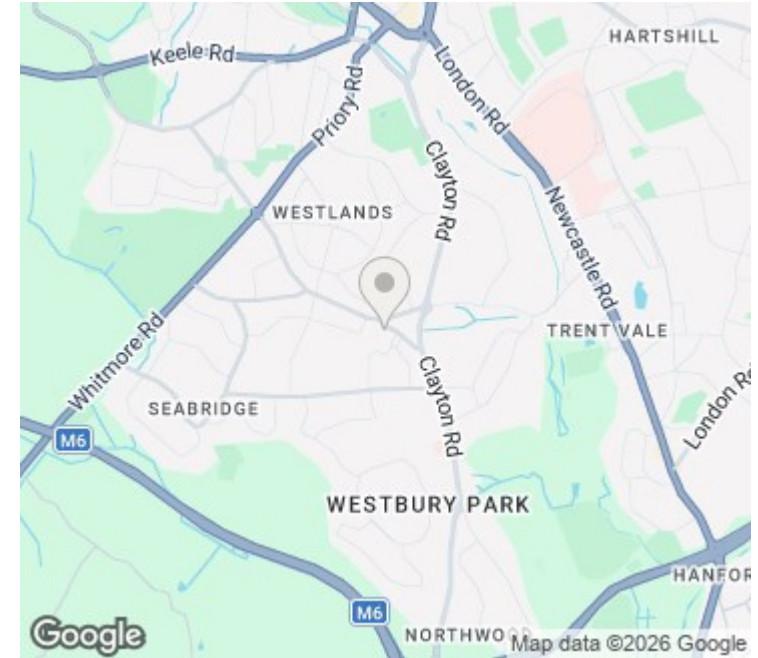


# Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

# Viewing

Please contact our office using the details provided at the bottom of this page if you are interested in booking a viewing or require further information.

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