Cambridge Avenue, Donwell, NE37 1AD
3 Bed - House - Semi-Detached
£115,000

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Cambridge Avenue
Donwell, NE37 1AD

* NO CHAIN * DECEPTIVELY SPACIOUS * FRONT AND REAR GARDENS * LARGE LOUNGE AND DINING ROOM * UTILITY AREA * IDEAL FOR A VARIETY OF BUYERS *

This deceptively spacious home should appeal to a wide variety of purchasers, including owner occupiers and buy-to-let investors alike.

The floorplan comprises an entrance hallway, spacious lounge and dining room providing an excellent living and entertaining space, good sized fitted kitchen, and a side lobby leading to a useful utility area and additional storage. To the first floor there are three well-proportioned bedrooms, a bathroom, and a separate WC.

Externally, the property benefits from gardens to both the front and rear, providing pleasant outdoor space suitable for families, gardening or relaxing.

Cambridge Avenue is situated within the popular Donwell area of Washington, offering excellent access to a wide range of local shops, supermarkets, schools and everyday amenities. The Galleries Shopping Centre and Washington Retail Park are both within easy reach, providing further shopping, dining and leisure facilities. The area is particularly well placed for commuters, with excellent road links via the A1(M), A19 and A1231, providing straightforward access to Newcastle, Sunderland, Durham and Gateshead. There are also a number of nearby parks, walking routes and recreational facilities, making this a convenient and well-connected location for a variety of buyers.

GROUND FLOOR

Hallway

Lounge / Dining Room
22'7" x 12'5" (6.9 x 3.8)

Kitchen
10'2" x 8'10" (3.1 x 2.7)

Side Lobby

Utility
7'6" x 7'2" (2.3 x 2.2)

Store

FIRST FLOOR

Landing

Bedroom
11'9" x 10'9" (3.6 x 3.3)

Bedroom
10'5" x 10'2" (3.2 x 3.1)

Bedroom
8'10" x 8'2" (2.7 x 2.5)

Bathroom

Separate WC

AGENT'S NOTES
Council Tax: Sunderland, Band A
Tenure: Freehold
EPC E
Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk

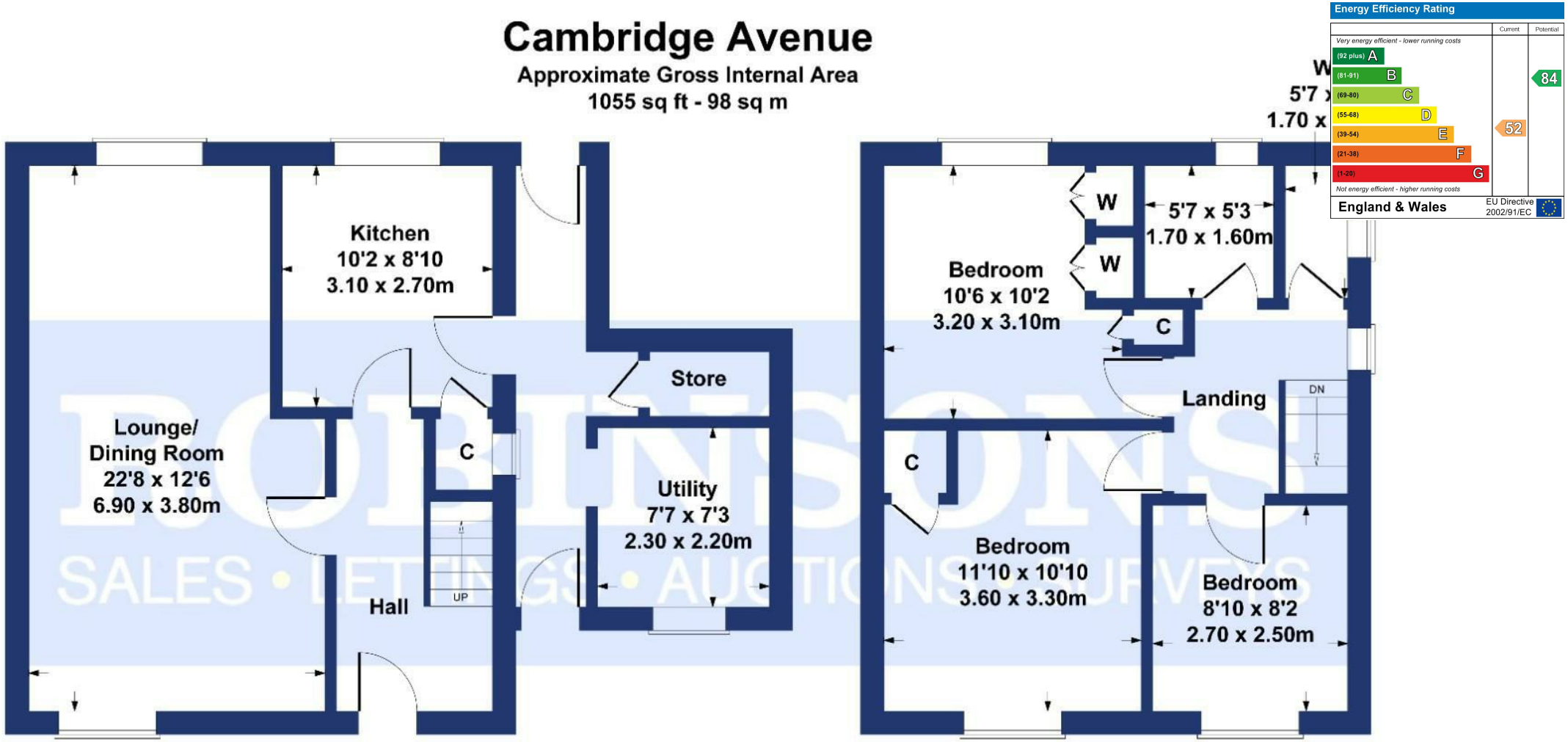
Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Probate – NA
Rights & Easements – None known
Flood risk – refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – None known
Planning Permission – Nothing in the local area to affect this property that we are aware of.
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

Cambridge Avenue

Approximate Gross Internal Area
1055 sq ft - 98 sq m



GROUND FLOOR **FIRST FLOOR**

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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