





- Two Double Bedrooms
- Semi Detached
- West Facing Rear Garden
- Sought After Location
- No Onward Chain
- Off-Street Parking
- Separate WC
- MUST BE VIEWED





**** Video Tour on our YouTube Channel | <https://youtu.be/aK2MlzE-ym8> ****

TWO DOUBLE BEDROOMS | NO ONWARD CHAIN | OFF-STREET PARKING

Jan Forster Estates are delighted to welcome to the market this two double bedroom semi detached family home on Weidner Road in Benwell, Newcastle upon Tyne.

Ideally situated for great transport links as well as well regarded schools and local amenities this property will appeal to a variety of buyers including first time buyers, investors and downsizes alike.

Briefly comprising:- entrance hallway, 18ft lounge spanning the depth of the property with dual aspect windows, kitchen with under stair store and garden access. Off the landing, to the first floor, there are two double bedrooms; bedroom one with built-in storage. Completing the property is the two piece bathroom and separate WC.

Externally there is a drive offering off-street parking to the front and a West facing rear garden, ideal for entertaining during those warm summer nights.

For sale by Modern Method of Auction: Starting Bid Price £82,000 plus Reservation Fee.

This property is for sale by The Great North Property Auction powered by iam-sold.

We expect a high level of interest on this property, for more information and to book your viewing please call our sales team on 0191 236 2070.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

COVID-19 Guidelines

Although it is not mandatory, we do recommend that viewers wear appropriate PPE to protect themselves and others.

Council Tax band *A*.

Lounge 18'8" x 11'11" (5.71 x 3.64)

Kitchen 6'8" x 9'1" (2.05 x 2.79)

Bedroom One 15'1" x 8'10" (4.61 x 2.71)

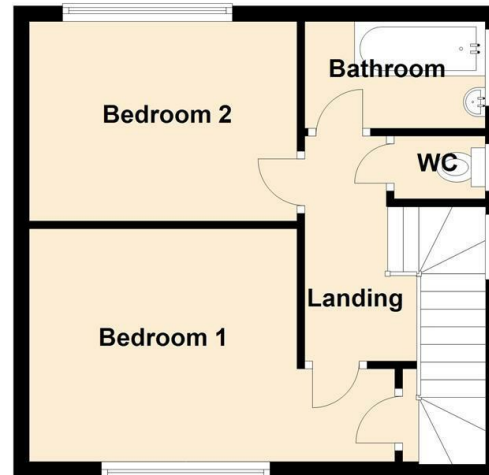
Bedroom Two 11'0" x 9'2" (3.37 x 2.81)

Auctioneer's Comments

Ground Floor



First Floor



The difference between house and home

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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