





 6  2  3

- Semi Detached House
- Spacious Accommodation
- Gardens to Front & Rear
- Good Transport Links
- Video Tour Available
- Six Bedrooms
- Off Street Parking
- Investment Opportunity
- Close To Local Amenities
- **MUST BE VIEWED**





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

For sale by Modern Method of Auction: Starting Bid Price £330,000 plus Reservation Fee.

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

Jan Forster Estates are pleased to welcome to the market this fantastic and spacious six bedroom semi detached house, situated on Beatrice Road in Heaton. The property is currently tenanted under a HMO license.

The property is positioned close to local amenities and also Newcastle Shopping Park, along with access to well-regarded schools and excellent travel links, with Newcastle city centre only a short commute away.

Briefly comprising to the ground floor:- bright and airy lounge with bay window and feature fireplace, dining room, a good-sized kitchen with fitted wall and floor units and utility area, ground floor WC and two bedrooms with en-suite facilities. To the first floor, there is a four piece bathroom WC and a further three good-sized bedrooms; one with an en-suite. To the top floor, there is the sixth bedroom. Externally, to the front there is a garden and driveway providing off street parking and there is also a garden to the rear. The property also boasts gas central heating and ample storage.

This property is an ideal investment opportunity and early viewings come highly recommended. Further tenancy information is available upon request. For more information please call our High Heaton office on 0191 270 1122.

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 *D*





- Lounge 13'0" x 20'4" (3.98 x 6.21)
- Dining Room 13'1" x 9'11" (3.99 x 3.04)
- Utility Room 6'0" x 9'3" (1.85 x 2.82)
- Bedroom One 12'1" x 12'6" (3.69 x 3.82)
- Bedroom Two 17'5" x 7'8" (5.32 x 2.34)
- Bedroom Three 11'9" x 8'7" (3.59 x 2.63)
- Bedroom Four 13'2" x 13'11" (4.03 x 4.25)
- Bedroom Five 12'5" x 16'6" (3.79 x 5.03)
- Bedroom Six 11'9" x 26'8" (3.60 x 8.14)
- Auctioneers Comments

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

The difference between house and home

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