







6



2



3

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



## The difference between house and home

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

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)

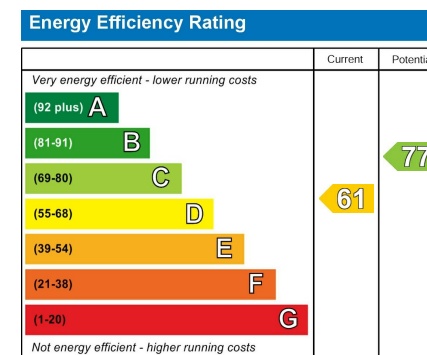
Bedroom Three 11'9" x 8'7" (3.59 x 2.63)

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



Gosforth 0191 236 2070  
 Newcastle 0191 284 4050  
 Forest Hall 0191 605 3134  
 High Heaton 0191 270 1122  
 Low Fell 0191 487 0800  
 Tynemouth 0191 257 2000  
 Whitley Bay 0191 251 3000  
 Property Management Centre 0191 236 2680



[www.janforsterestates.com](http://www.janforsterestates.com)

