

3 bed semi-detached house to buy in NE12

Beech Grove, Benton, Newcastle upon Tyne, Tyne and Wear, NE12 8LA

£99,000 Starting Bid

x 3 x 1 x 1

Tenure

Freehold

On Street parking

Property features

- Three Bedroom Semi-Detached
- Non-Standard BISF Steel Frame Construction
- Front & Rear Gardens
- Popular Benton Location
- EPC Rating C

Key Information

- Council Tax: Band A
- EPC Rating: C
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: None
- Mobile signal: Good

Arrange a viewing

Donna Briggs
Branch Manager
Forest Hall

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- Flexible viewing slots
- Accompanied viewings

Description

Pattinson Estate Agents are delighted to welcome to the market this three-bedroom semi-detached home situated on the ever-popular Beech Grove, Benton. Offering generous accommodation throughout, this property presents an excellent opportunity for buyers looking to put their own stamp on a home, making it an ideal purchase for families, first-time buyers with renovation aspirations, or investors alike.

Occupying a pleasant position within this well-established residential area, the property briefly comprises an entrance hallway, spacious living room, separate dining room with French doors opening onto the rear garden, fitted kitchen, three well-proportioned bedrooms, all benefiting from useful built-in storage, and a family bathroom. Externally, the home enjoys gardens to both the front and rear, with the enclosed rear garden offering a decked seating area, lawn and a useful brick-built outhouse providing additional storage.

The property is ideally located for a range of local amenities including shops, supermarkets, highly regarded schools and leisure facilities. Excellent transport links are available nearby with easy access to the A19, Coast Road and Newcastle City Centre, while Four Lane Ends Metro Station and regular bus services provide convenient commuting across the region.

Please note: This property is of non-standard British Iron & Steel Fabrication (BISF) steel frame construction, and prospective purchasers are advised to make their mortgage lender aware of the construction type prior to making an offer.

Offering fantastic potential in a highly sought-after location, early viewing is highly recommended to fully appreciate the size, potential and convenient position of this home.

For more information or to arrange your viewing, please contact Pattinson Forest Hall on 0191 215 0677 or email forest.hall@pattinson.co.uk.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £99,000

Property Type: Semi-detached house

Parking: On Street

Year built: 1948

Construction materials: Steel frame construction

Roofing type: Metal roofing

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good

External

To the front of the property is a low-maintenance garden with pathway leading to the entrance door.



Entrance Hallway

Entered via a UPVC entrance door, the welcoming hallway provides access to the principal ground floor accommodation with staircase leading to the first floor and useful under stair storage.



Living Room

4.20m x 3.75m (13'9" x 12'3")

A bright and well-proportioned reception room situated to the front of the property, offering ample space for a range of lounge furniture. The room benefits from a large window allowing plenty of natural light and features a gas fire creating an attractive focal point.



Kitchen

2.60m x 3.14m (8'6" x 10'3")

Fitted with a range of wall and base units incorporating complementary work surfaces and stainless steel sink with drainer. The kitchen offers space for freestanding appliances and provides access to the rear garden via an external door. A large window overlooks the garden, allowing plenty of natural light.



Dining Room

3.14m x 2.60m (10'3" x 8'6")

Located to the rear of the property, the dining room provides an excellent space for family dining and entertaining. French doors open directly onto the rear decking, creating a seamless connection between the indoor and outdoor living space.



Bathroom

1.66m x 2.15m (5'5" x 7'0")

A family bathroom fitted with a three-piece suite comprising a panelled bath, pedestal wash hand basin and low-level WC. With an obscured window allowing for natural light and ventilation.



Bedroom 1

3.79m x 3.67m (12'5" x 12'0")

A spacious double bedroom situated to the front elevation, benefiting from a large window allowing plenty of natural light. The room features two built-in storage cupboards, providing excellent wardrobe and additional storage space whilst retaining ample room for a double bed and further bedroom furniture.



Bedroom 2

4.13m x 2.61m (13'6" x 8'6")

A well-proportioned double bedroom overlooking the rear garden, offering space for a double bed and freestanding furniture. The room also benefits from a built-in storage cupboard, providing practical storage and helping to maximise the available floor space.



Bedroom 3

2.82m x 2.50m (9'3" x 8'2")

A single bedroom which would make an ideal child's bedroom, home office or dressing room, enjoying natural light from the front-facing window.

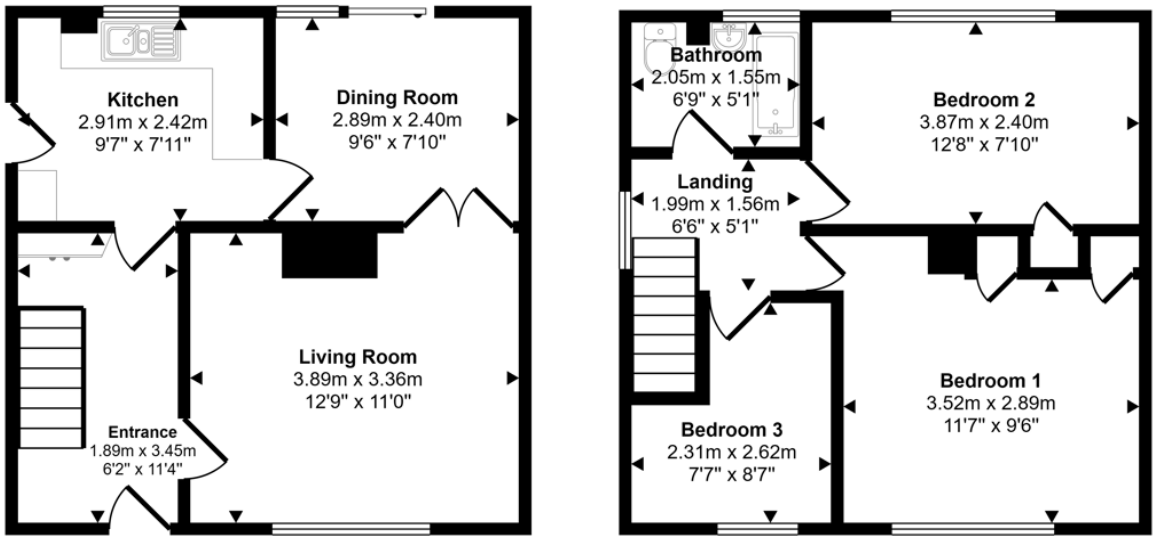


Garden

The enclosed rear garden enjoys an elevated decked seating area directly accessed from the dining room, providing an ideal space for outdoor dining and entertaining. Beyond the decking is a lawned garden with mature boundaries and a useful brick-built outhouse providing excellent external storage.



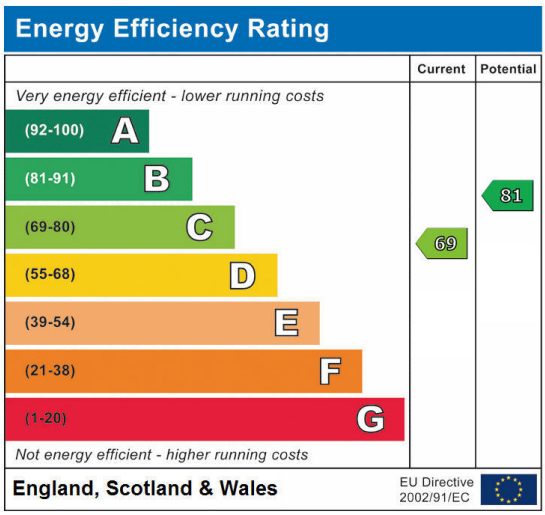
Approx Gross Internal Area
71 sq m / 767 sq ft



Ground Floor
Approx 35 sq m / 381 sq ft

First Floor
Approx 36 sq m / 386 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Beech Grove, Benton, Newcastle upon Tyne, Tyne and Wear, NE12 8LA

Contact your local branch today for more information on this property:

17a Station Road North, Forest Hall, Newcastle Upon Tyne, Tyne & Wear, NE12 7AR, Tel: 0191 2150677, forest.hall@pattinson.co.uk, www.pattinson.co.uk

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