64 Beatty Avenue, Newcastle Upon Tyne NE2 3QN

Guide price* £275,000+

Ideal refurbishment project for a 3 bedroom family home in a well-regarded and sought after residential area.

Location
The property is located between Jesmond, High Heaton and South Gosforth and close to a good transport links, shops, restaurants, pubs and a number of well-regarded schools. Newcastle Freeman Hospital is within reach along with local parks and playing fields.

Description
A three bedroom semi-detached family home now needing some refurbishment and updating but with huge scope and potential. No. 64 is ideally suited to a property investor, builder of residential buyer looking for a project and their next family home. The house sits on a good sized plot, has gas central heating, driveway and integral garage providing off road parking. The property also has useful loft space area which has potential to be converted into a further room or rooms, subject to all necessary building consents and permissions. Viewing is strongly advised.

Accommodation
Ground Floor
Porch, entrance hallway, spacious living room, dining room overlooking and leading to the rear garden, a generous kitchen with freestanding island, ground floor cloakroom/W.C. and rear porch. The kitchen also gives access to the garage.

First Floor
Landing with store cupboard, two double bedrooms, single bedroom, family bathroom and separate W.C. There is access to the loft space.

Second Floor
Useful loft area with two roof light style windows this space is currently used for storage which has the potential to be converted into a further room if required – subject to all permissions required.

Outside
Front garden with planting, driveway leading to integral garage, enclosed rear garden with shrubs and plants.

Tenure
Freehold

EPC
Energy Efficiency Rating D

Auction Valuer
Lucy Crapper ANAVA

Viewing
Strictly by appointment with joint agent Bridgfords Jesmond 0191 2810744 For any other auction enquiries please call the auction team on 0114 2541185