



**6 bed terraced house to buy in**

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

**£315,000**

**H x 6 D x 1**

Tenure

**Freehold**

On Street parking

**Property features**

✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

Pattinson Estate Agents would like to welcome to the sale market this spacious mid terraced property in sought after location of Beech Grove, Benton. Currently converted for use as an HMO with six en suite bedrooms and a modern dining kitchen, externally the property has a private yard to the rear and a small garden to the front, the property currently has tenants in situ.

The location offers excellent access to local all amenities in and around Benton whilst also being ideally placed for access to the Benton metro station.

Please contact the local Forest Hall Branch on 0191 2150677 or via email [forest.hall@pattinson.co.uk](mailto:forest.hall@pattinson.co.uk) for any further queries or viewings.

Council Tax Band: B

Tenure: Freehold

Price: £315,000

Property Type: Terraced House

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: 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: FTTP (fibre to the premises)

Mobile signal coverage: Good

## External



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## Entrance Porch

Door leading to Hallway

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## Entrance Hall



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## Kitchen/Dining Room

The dining kitchen offers a range of modern wall and base units and work surfaces, one and a half bowl stainless steel sink and drainer with mixer tap. Built in electric oven and a gas hob with extractor. The kitchen offers a breakfasting bar facility, two double glazed windows and door to the rear yard.



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## Bedroom 1 with ensuite

A spacious room with a double glazed window, fitted wardrobe and central heating radiator. The en-suite provides a walk in shower enclosure, low level wc, hand wash basin and heated towel rail.

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## Bedroom 2 with Ensuite

Double glazed window, fitted wardrobe and central heating radiator. The en-suite provides a walk in shower enclosure, low level wc, hand wash basin and heated towel rail.

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## Bedroom 3 with Ensuite

Double glazed window, fitted wardrobe and central heating radiator. The en-suite offers a walk in shower, low level wc, wash hand basin, heated towel rail and double glazed window.,

## Bedroom 4 with Ensuite

Double glazed window, built in wardrobe and a central heating radiator. En-suite provides a walk in shower, low level wc, hand wash basin and heated towel rail

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## Bedroom 5 with Ensuite

Double glazed window, fitted wardrobe and central heating radiator. The en-suite offers a walk in shower, low level wc, hand wash basin and heated towel rail.

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## Bedroom 6 with Ensuite

Double glazed window, fitted wardrobe and central heating radiator. En-suite offers a walk in shower, low level wc, hand wash basin and a heated towel rail.


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## Rear External

Rear of the property has a private yard





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
<https://www.simply-residential.co.uk/>

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