



## 6 bed terraced house to buy in

Beech Grove Road, Elswick, Newcastle upon Tyne, Tyne and Wear, NE4 6RS

**£170,000** Starting Bid

 x 6  x 2  x 3

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Six Bedroom Terraced House
- ✓ Three Reception Rooms
- ✓ Investment Potential
- ✓ For Sale by Auction
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

TO BE SOLD VIA ONLINE AUCTION - FEES APPLY.

A substantial period home full of character and charm, this impressive property offers six bedrooms, three generous reception rooms and accommodation set across three expansive floors. With very large rooms throughout, the home provides a wonderful sense of space and grandeur, while retaining the appeal and presence so often associated with properties of its era.

Rich in potential and overflowing with possibilities, this highly versatile home would suit a variety of purchasers, whether as a striking family residence, an investment opportunity, or a property for further enhancement subject to any necessary consents. The scale and layout lend themselves to a number of potential uses, making it an exciting prospect for buyers looking to create something special.

Ideally located close to the city centre, the property enjoys the convenience of **excellent transport links** and a wide range of **nearby amenities**, combining period appeal with a highly practical setting.

A rare opportunity to acquire a home of such **size, character and potential** in a well-connected location.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £170,000

Property Type: Terraced House

Parking: On Street

Heating: Gas

## Entrance Hall

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### Lounge

5.30m x 4.60m (17'4" x 15'1")



### Dining Room

4.40m x 4.10m (14'5" x 13'5")



### Reception 3

4.90m x 3.20m (16'0" x 10'5")



### Kitchen

2.60m x 3.30m (8'6" x 10'9")



## Stairs to First Floor

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### Bedroom One

6.10m x 5.20m (20'0" x 17'0")

## Bedroom Two

4.30m x 3.70m (14'1" x 12'1")



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## Bedroom Three

3.70m x 2.30m (12'1" x 7'6")

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## Bathroom

2.60m x 3.10m (8'6" x 10'2")



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## Stairs to Second Floor

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## Bedroom Four

4.30m x 3.70m (14'1" x 12'1")

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## Bedroom Five

4.50m x 3.60m (14'9" x 11'9")

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## Bedroom 6

3.70m x 2.30m (12'1" x 7'6")

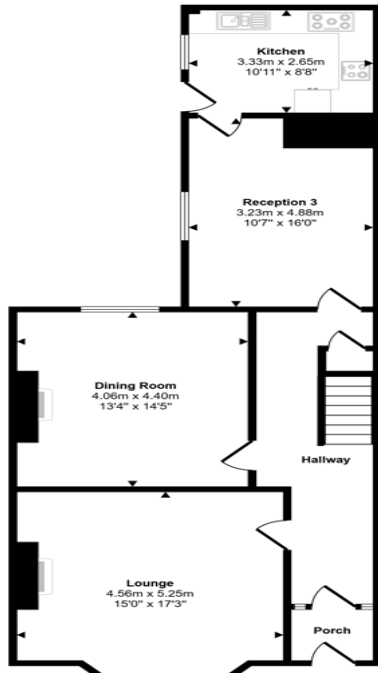
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## Bathroom 2

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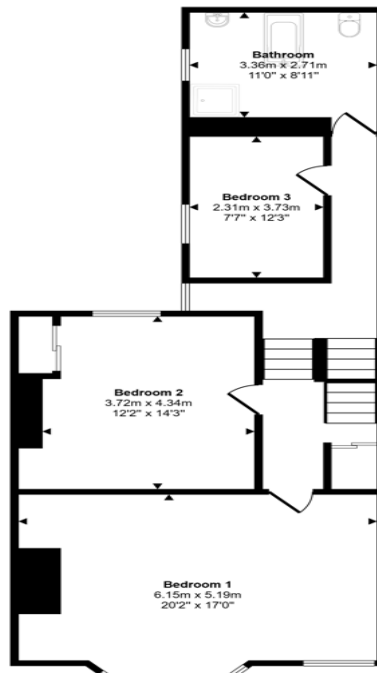
## Laundry

Approx Gross Internal Area  
243 sq m / 2620 sq ft

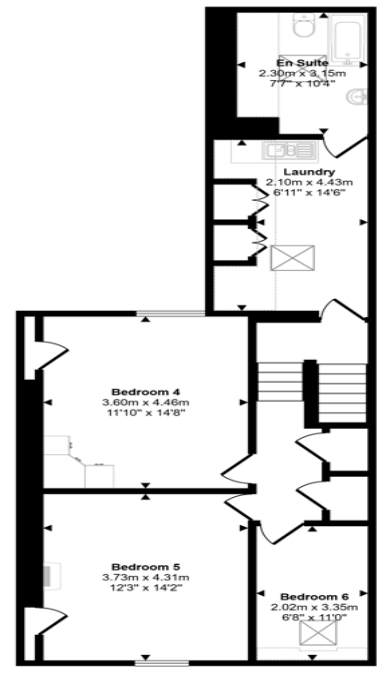


Ground Floor  
Approx 84 sq m / 899 sq ft

Denotes head height below 1.5m



First Floor  
Approx 84 sq m / 901 sq ft



Second Floor  
Approx 76 sq m / 820 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			<b>S1</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<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:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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