Austerberry™

Estate Agents

the best move you'll make

Letting and Management Specialists



33 Tennant Place, Newcastle, ST5 8QP

Auction Guide

£65,000

- FOR SALE VIA ONLINE AUCTION ON MON 16th NOV AT 1PM UNTIL TUES 17th Nov AT 11AM
- Three Bedrooms
- GF Bathroom
- Cul-De-Sac Location
- OPEN HOUSE EVENT 29th October 1.00PM - 1.30PM
- OPEN HOUSE EVENT 6th November 2.30PM - 3.00PM
- UPVC DG & Combi Boiler
- Superb Potential

3 BED SEMI DETACHED FOR SALE VIA ONLINE AUCTION ON MONDAY 16th November AT 1PM UNTIL TUESDAY 17th November 11AM.

NO NEED TO BOOK PLEASE ATTEND:
OPEN HOUSE EVENT 29th October 1.00PM - 1.30PM
OPEN HOUSE EVENT 6th November 2.30PM - 3.00PM

A fantastic renovation opportunity with superb potential!

Situated in the quiet cul-de-sac of Tennant Place, Porthill, this three-bedroom semi-detached house is crying out for a builder, developer or enthusiastic renovator to restore it to its former glory.

Occupying an elevated position and boasting a large rear garden, the property offers generous accommodation together with a single-storey rear extension. While a comprehensive programme of modernisation and refurbishment is required, the potential on offer is clear.

The ground floor comprises a lounge, separate middle dining room with ground floor bathroom, a generously sized kitchen and the added benefit of a ground-floor WC. Upstairs are three bedrooms.

Further benefits include UPVC double glazing and gas central heating supplied by a combination boiler.

For buyers looking for a project with plenty of scope to add value and create a home to their own specification, this could be an excellent opportunity.

Viewing is highly recommended – contact Austerberry today to arrange your appointment.





GROUND FLOOR

ENTRANCE HALL
UPVC double glazed front door. Stairs to the first floor.

LOUNGE
13'4 x 11'10 (4.06m x 3.61m)
Fitted carpet. Radiator. UPVC double glazed window. Feature fireplace. Under stairs cupboard.

DINING ROOM
8'4 x 7'8 (2.54m x 2.34m)
Fitted carpet. Radiator.

REAR HALL
UPVC double glazed external door.

BATHROOM
Vinyl flooring. Coloured suite consisting of a bath with shower over and a wash basin.

SEPARATE WC
UPVC double glazed window. Radiator. Wc. Gas combi boiler.

KITCHEN
13'10 x 8'7 (4.22m x 2.62m)
Range of wall cupboards and base units. Freestanding electric cooker. UPVC double glazed window and external door. Vinyl flooring.

FIRST FLOOR

LANDING
Fitted stair and landing carpet.

BEDROOM ONE
13'1 x 10'6 (3.99m x 3.20m)
Fitted carpet. Radiator. UPVC double glazed window. Integral cupboard with shelves.

BEDROOM TWO
11'6 x 9'2 (3.51m x 2.79m)
Radiator. UPVC double glazed window.

BEDROOM THREE
8'4 x 6'6 (2.54m x 1.98m)
Fitted carpet. Radiator. UPVC double glazed window.








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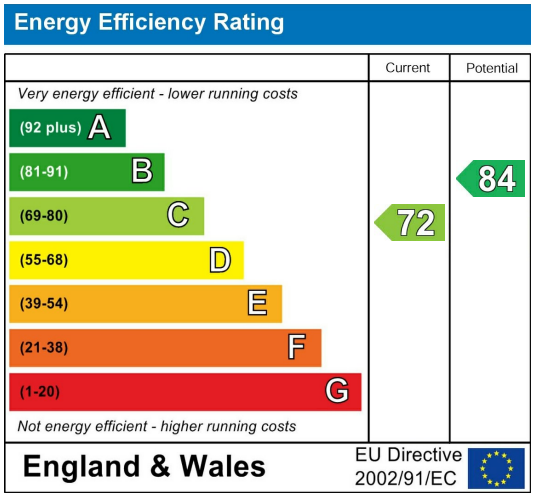

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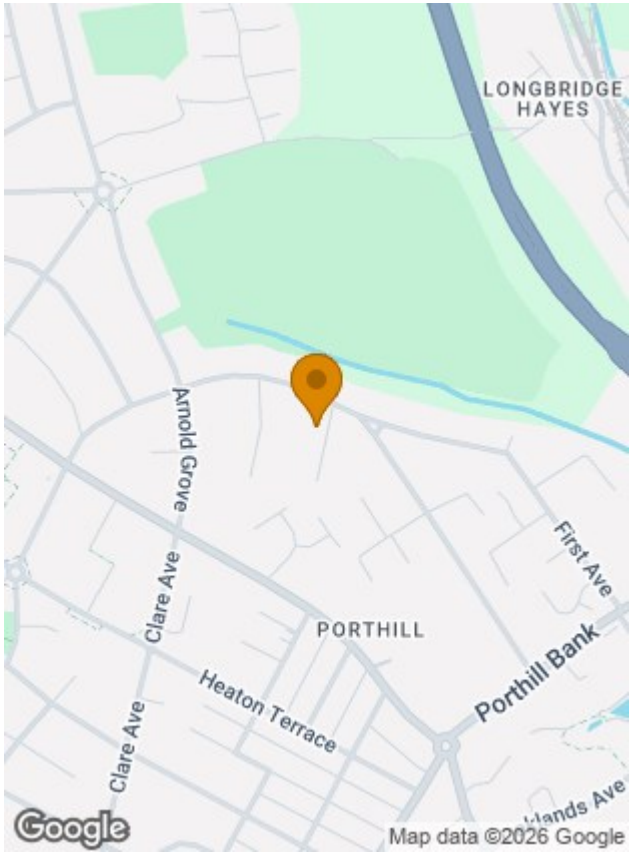

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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
72
84
England & Wales
EU Directive 2002/91/EC


LONGBRIDGE HAYES
Arnold Grove
Clare Ave
PORTHILL
First Ave
Heaton Terrace
Porthill Bank
Clare Ave
Google
Map data ©2026 Google

MATERIAL INFORMATION

Tenure - Freehold

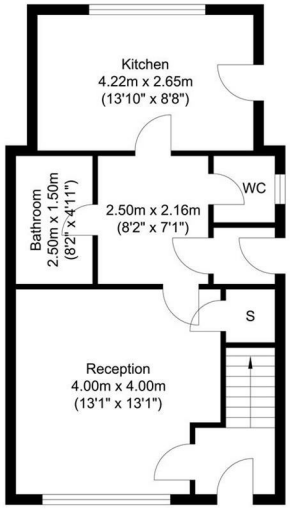
Council Tax Band - A



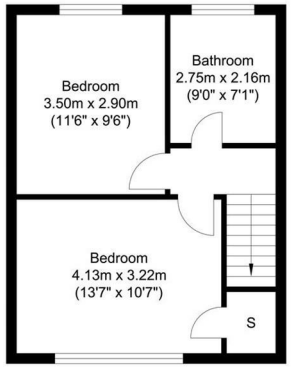


PLEASE NOTE

* These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
* Room sizes should not be relied upon for carpets and furnishings.
• Floor plans (where provided) are intended as a guide to layout only and are not to scale.
• We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
• Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
• We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.



Ground Floor



First Floor

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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