

Austerberry™

the best move you'll make

Estate Agents

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
- OPEN HOUSE EVENT 29th October 1.00PM - 1.30PM
- Three Bedrooms
- OPEN HOUSE EVENT 6th November 2.30PM - 3.00PM
- GF Bathroom
- UPVC DG & Combi Boiler
- Cul-De-Sac Location
- 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

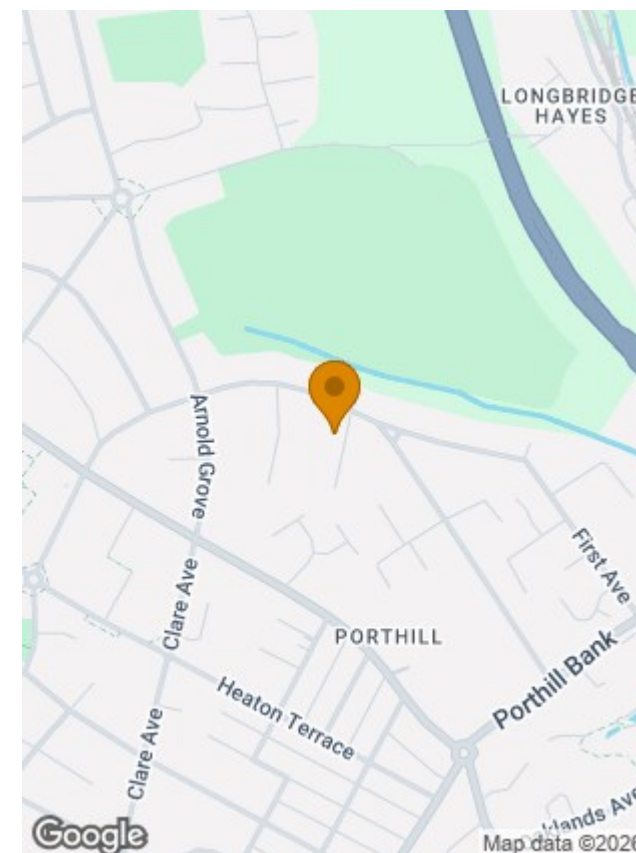
8'4 x 6'6 (2.54m x 1.98m)

Fitted carpet. Radiator. UPVC double glazed window.





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



MATERIAL INFORMATION

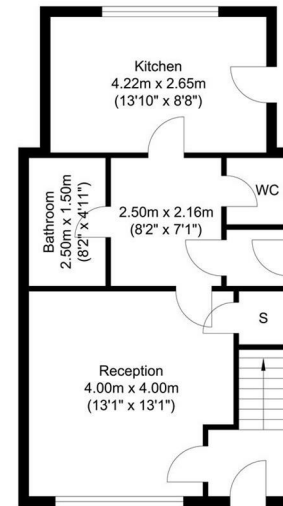
Tenure - Freehold

Council Tax Band - A

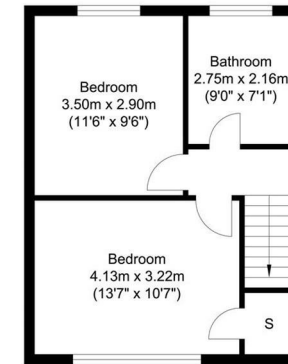


PLEASE NOTE

- * 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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