



13 Beech Grove , Newcastle Upon Tyne, NE12 8LA

** SUBSTANTIAL FOUR BEDROOM TERRACED HOUSE ** EXCELLENT FAMILY HOME ** FREEHOLD **

** PRIVATE REAR YARD ** TWO BATHROOMS ** MANY ORIGINAL FEATURES **

** LOVELY ORIGINAL FIREPLACES ** TWO RECEPTIONS ROOMS ** GARAGE **

** COUNCIL TAX BAND B ** EPC RATING TBC **

Asking Price £280,000

13 Beech Grove

, Newcastle Upon Tyne, NE12 8LA



- Substantial Four Bedroom Terraced House
- Two Reception Rooms
- Close To Amenities With Excellent Transport Links
- Excellent Family Home
- Private Rear Yard & Garage
- Council Tax Band B
- Popular Area
- Two Bathrooms
- EPC Rating TBC

Porch

Hallway

Lounge

14'4" x 14'7" (4.39 x 4.47)

Dining Room

13'3" x 13'3" (4.05 x 4.05)

Kitchen

10'11" x 8'9" (3.35 x 2.69)

Landing

Bedroom 1

16'8" max x 12'4" (5.09 max x 3.77)

Bedroom 2

14'1" x 10'11" (4.30 x 3.35)

Bedroom 4

10'4" x 7'4" (3.15 x 2.26)

Bathroom

8'10" x 8'5" (2.70 x 2.58)

Stairs To The Upper Floor

Bedroom 3

17'7" max x 16'9" max (5.38 max x 5.13 max)

En-Suite

5'7" x 4'11" (1.71 x 1.52)

External

Garage

Broadband



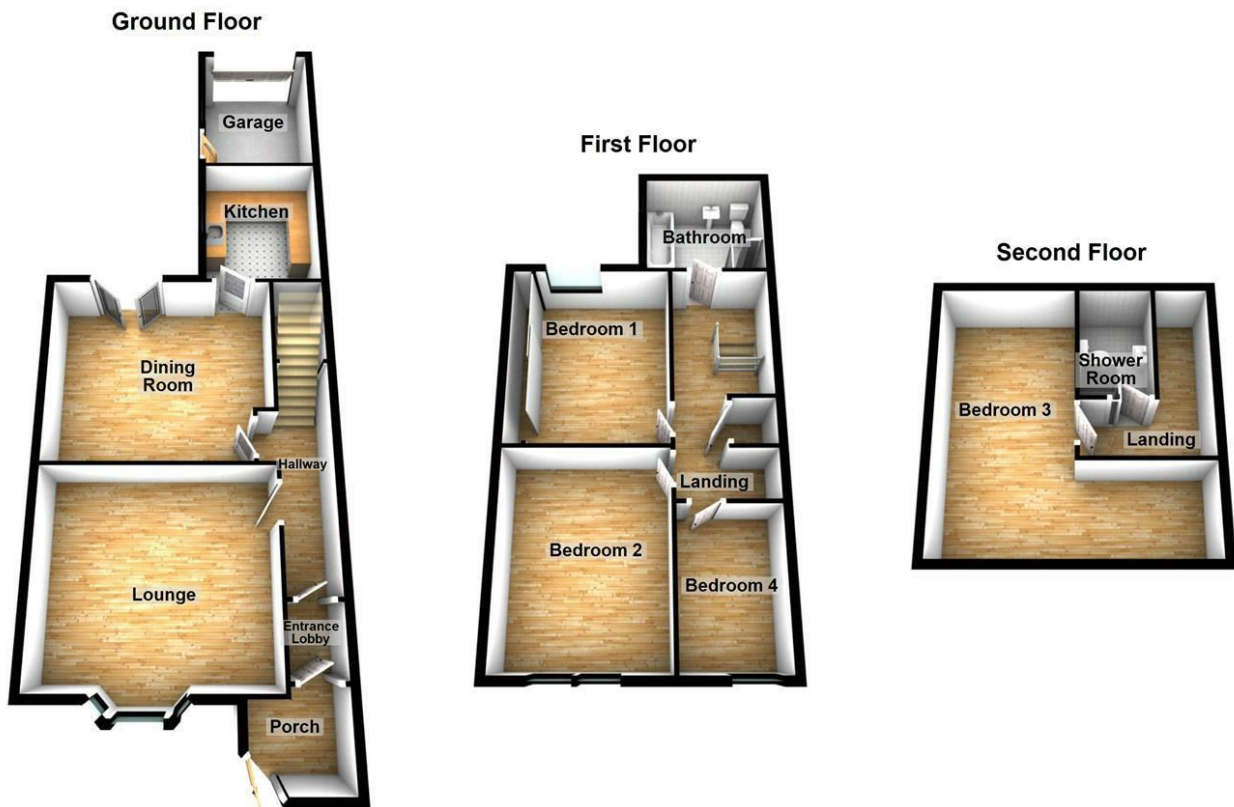
Directions







Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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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			
England & Wales		EU Directive 2002/91/EC	