

Beechburn Walk, Arthurs Hill, Newcastle upon Tyne NE4 5JD

Auction Guide Price: £65,000

For sale by auctionin is this first floor flat located in Arthurs Hill. The accommodation briefly comprises of hallway, lounge/dining area, kitchen, two double bedrooms and bathroom.

The property is situated close to local public transport routes to and from Newcastle city centre, the MetroCentre, and easy access to the A1 and A69.

Early viewing is recommended.

Council Tax Band: A
EPC Rating: D

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2 1 1

First Floor Flat

Two Double Bedrooms

No Chain

Close to Amenities

For any more information regarding the property please contact us today

Room Descriptions

Entrance:
Stairs to first floor

Hallway
Three storage cupboards. Electric heater.

Lounge 15' 4" x 11' 5" (4.69m x 3.50m)
Double glazed window to the rear. Two electric heaters.

Kitchen 12' 2" x 6' 5" (3.71m x 1.98m)
Double glazed window to the rear. Electric oven. Electric hob. Extractor hood. Sink/drainer. Plumbed for washing machine.

Bedroom One 13' 6" x 9' 10" (4.14m x 2.77m)
Double glazed window to the side. Two electric heaters.

Bedroom Two 12' 3" x 8' 4" (3.74m x 2.56m)
Double glazed window to the side. Electric heater.

Bathroom 6' 6" x 5' 6" (2.01m x 1.70m)
Frosted double glazed window to the rear. Panelled bath with shower over. Storage cupboard. Pedestal wash hand basin. Low level WC. Extractor fan.

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AGENTS NOTE
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Electric
Broadband: ADSL
Mobile Signal Coverage Blackspot: No
Parking: On Street Parking

MINING
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

RESTRICTIONS AND RIGHTS
Listed? No
Conservation Area? No
Restrictions on property? No
Easements, servitudes or wayleaves? No
Public rights of way through the property? No

RISKS
Flooding in last 5 years: No
Risk of Flooding: Zone 1
Any flood defences at the property: No
Coastal Erosion Risk: Low
Known safety risks at property (asbestos etc...): No

BUILDING WORKS
Any known planning permissions or proposals in the immediate locality: No
Outstanding building works at the property: No

ACCESSIBILITY
This property has no accessibility adaptations.

TENURE
It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: Term is from 21 December 1992 to 20 December 2117
Service Charge (including insurance) £123.22 per month
Ground Rent £10pa

AUCTION DETAILS

For Sale by Auction: 29th October 2026
Option 2
Bidding opens 24 hours prior at 10am
Terms and Conditions apply

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee.

Joint Agents: The Agents Property Auction Ltd. Tel 01661 831 360

Terms and conditions apply see website www.agentspropertyauction.com

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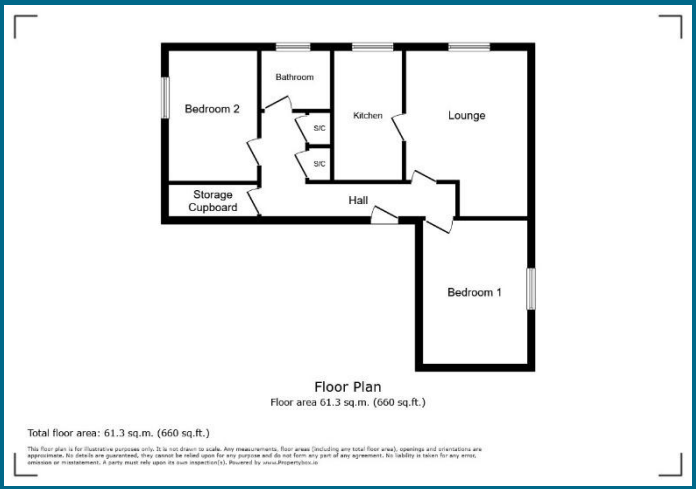


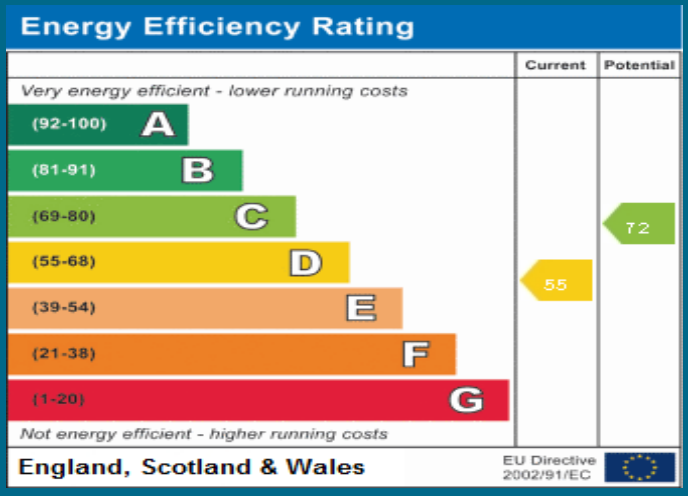


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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

The Property Ombudsman

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