



71 Beckside Gardens
, Newcastle Upon Tyne, NE5 1BQ

Offers Over £240,000

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- Currently Tenanted with Income of £750 per month
- Garage
- Driveway
- Generous Enclosed Garden

A lovely two-bedroom semi-detached bungalow offering approximately 782 sq ft of accommodation, featuring an impressive 18ft conservatory, modern kitchen and bathroom, detached garage, driveway and generous rear garden.

The property opens into an entrance porch leading to a central hallway, giving access to all principal rooms. The spacious lounge measures over 16ft in length, providing plenty of space for both seating and dining furniture, with a large front-facing window allowing an abundance of natural light.

The modern fitted kitchen offers a good range of wall and base units with contrasting work surfaces, tiled splashbacks, an integrated oven and hob, plumbing for a washing machine and space for a large American-style fridge freezer. Sliding patio doors open directly into the conservatory.

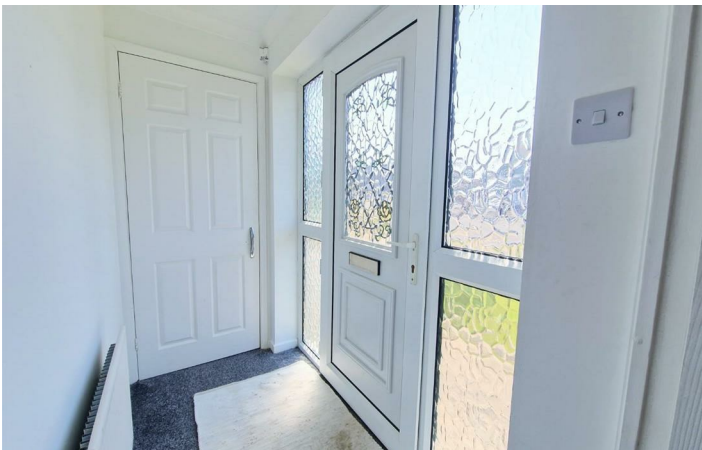
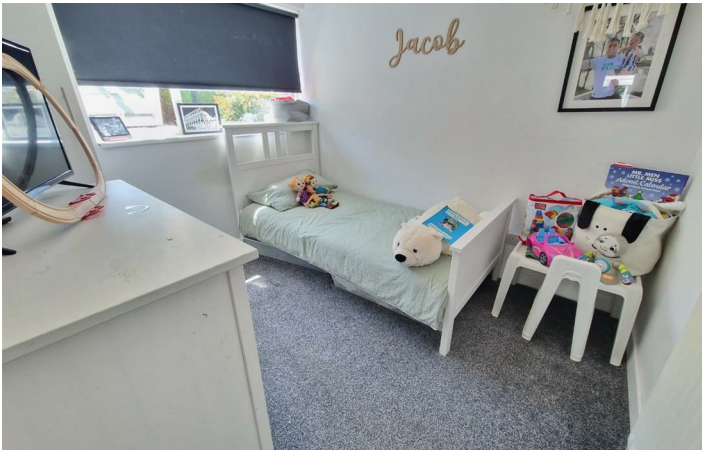
One of the property's standout features is the impressive 18ft sun room / conservatory, extending across the rear of the bungalow. This versatile space is ideal as an additional sitting room, dining area, home office or children's playroom, whilst providing pleasant views over the rear garden and direct access outside.

The bungalow offers two bedrooms, comprising a generous principal double bedroom measuring over 12ft by 11ft, together with a second bedroom which would be equally suited as a guest bedroom, nursery or home office.

The contemporary bathroom is fitted with a modern white suite incorporating a bath with shower over bath from the mixer taps, wash hand basin and WC.

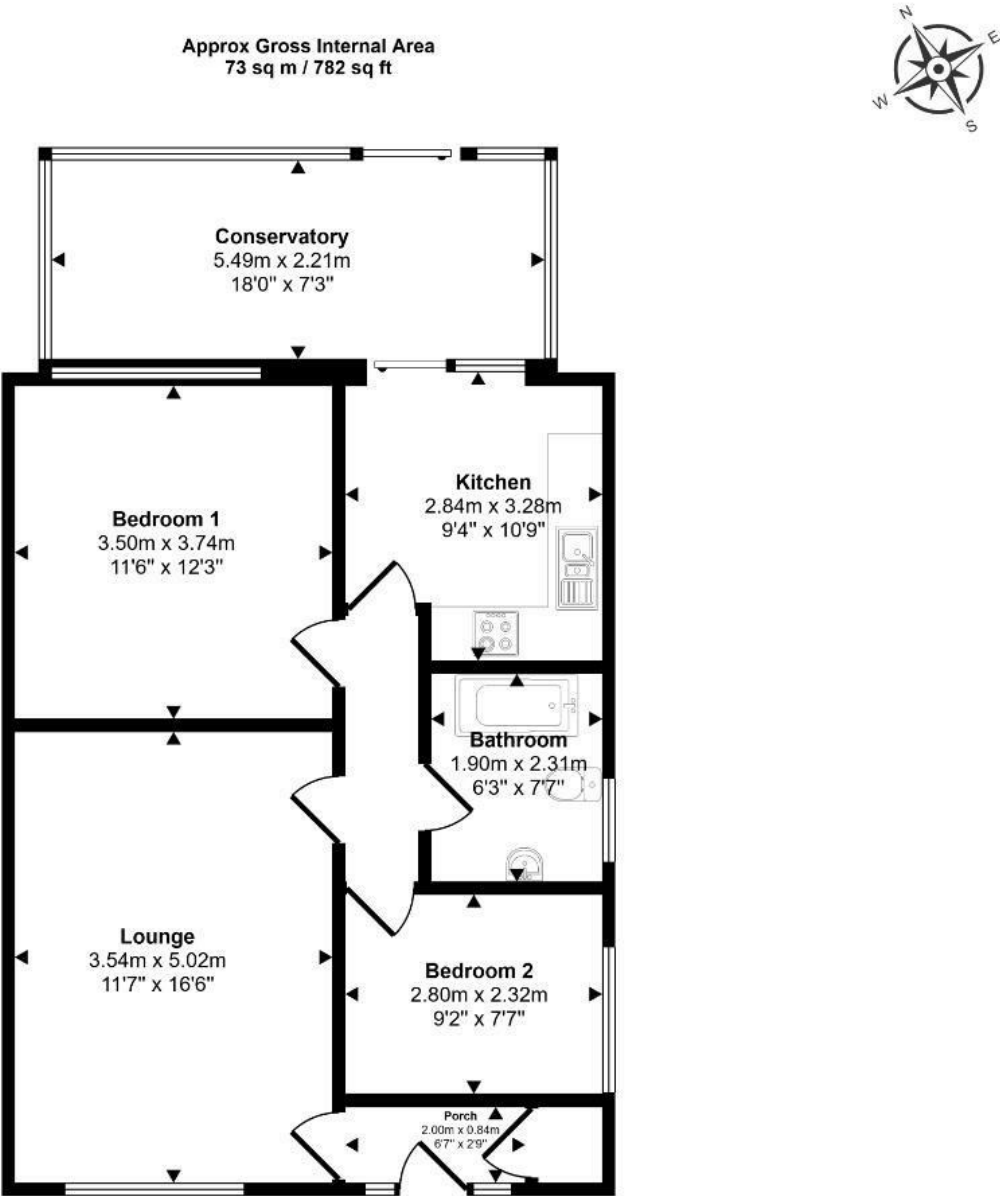
Externally, the property enjoys a generous enclosed rear garden with lawn, paved seating areas and established borders, creating an excellent space for entertaining or relaxing. A garage provides useful storage or workshop space, while the driveway offers convenient off-street parking.

Situated close to local shops, supermarkets, schools and public transport links, the property also benefits from excellent access to Newcastle city centre, the A1 and A19, making it an ideal purchase.





Floor Plan



Floorplan

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		