



2 bed semi-detached house to buy in NE12

Beal Drive, Forest Hall, Newcastle upon Tyne, Tyne and Wear, NE12 9EJ

£100,000

🏠 x2 🚗 x1 🚲 x1

Tenure

Freehold

Property features

- ✓ Popular Location – Forest Hall
- ✓ Generous Rear Garden with Patio
- ✓ For Sale with No Onwards Chain
- ✓ Great Potential to Add Value
- ✓ EPC Rating D

Driveway parking

Key Information

- ✓ Council Tax: **Band A**
- ✓ EPC Rating: **D**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Broadband: **FTTP (fibre to the premises)**
- ✓ Mobile signal: **Good**

Description

Pattinson Estate Agents welcome to the market this two-bedroom home on Beal Drive, Forest Hall, offered for sale with no onward chain.

Situated in a popular and family-friendly location, this property presents an excellent opportunity for buyers looking for a project to modernise and add value. With great local amenities, schools, and transport links nearby, the location is a real highlight.

Upon entering, you are greeted by a porch leading into the main hallway. From here, the property opens into a spacious open-plan living and dining area, offering plenty of natural light and a versatile layout. The dining area benefits from French doors which open out onto the rear garden, creating a great indoor-outdoor flow. To the rear, there is a separate kitchen which provides access to the back door and leads through to a useful utility room.

To the first floor, the property comprises a family bathroom fitted with a shower over the bath, along with two well-proportioned bedrooms. The main bedroom benefits from ample built-in storage, while the second bedroom is also a good size and suitable for a variety of uses.

Externally, the property boasts a generous rear garden, offering excellent potential for landscaping. There is a paved seating area directly outside the French doors, ideal for outdoor dining or entertaining, with the remainder laid to provide a good-sized space perfect for families.

This home requires updating throughout, making it ideal for investors or buyers looking to put their own stamp on a property.

Early viewing is highly recommended to appreciate the potential on offer.

Please get in touch to arrange your viewing:

✉ forest.hall@pattinson.co.uk

0191 215 0677

Council Tax Band: A

Tenure: Freehold

Price: £100,000

Property Type: Semi-detached house

Parking: Driveway

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

External

Large driveway allowing off street parking, Entrance porch providing a practical space for coats and shoes, leading through to the main hallway.



Living Room/Dining Room

3.45m x 6.93m (11'3" x 22'8")

Spacious open-plan living and dining area offering a versatile layout. The living space is bright and airy, while the dining area benefits from French doors opening out to the rear garden, creating a great space for both relaxing and entertaining.



Kitchen

2.04m x 2.46m (6'8" x 8'0")

Separate kitchen fitted with a range of wall and base units with work surfaces. Provides access to the rear of the property and leads through to the utility room.



Utility Room

1.56m x 2.08m (5'1" x 6'9")

Useful additional space with plumbing for appliances and further storage potential, ideal for laundry and everyday household use.



Bedroom

3.95m x 3.23m (12'11" x 10'7")

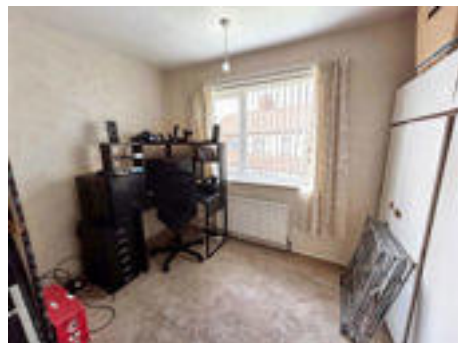
Good-sized double bedroom with built-in storage, offering plenty of space for furnishings.



Bedroom 2

2.81m x 2.95m (9'2" x 9'8")

Well-proportioned second bedroom, suitable as a guest room, children's bedroom or home office.



Bathroom

1.90m x 1.71m (6'2" x 5'7")

Family bathroom fitted with a suite including bath with shower over, wash hand basin and WC.

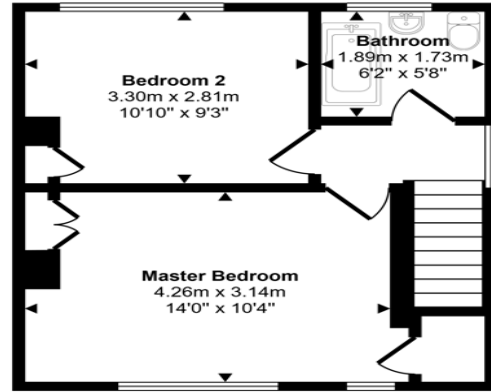
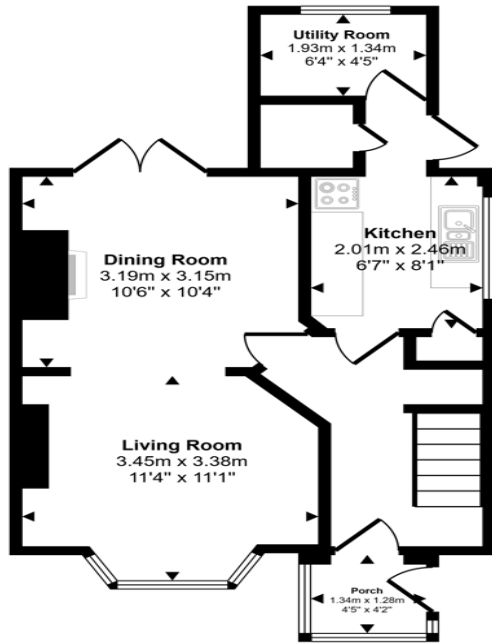


Garden

Generous rear garden offering excellent potential. A paved patio area is located directly outside the French doors, ideal for outdoor seating and entertaining, with the remainder providing a good-sized space suitable for families or further landscaping.



Approx Gross Internal Area
73 sq m / 791 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

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