



Beaconsfield Street, Arthurs Hill, Newcastle upon Tyne NE4 5JP

**Auction Guide Price: £160,000**

Available for sale with vacant possession, by auction is this pair of flats located in Arthurs Hill. The accommodation to the ground floor flat briefly comprises of hallway, lounge, kitchen, two bedrooms, inner hallway and bathroom. To the first floor is an entrance with stairs to the first floor landing, lounge, kitchen, three bedrooms, inner hallway and bathroom. Externally there is a shared rear yard.

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: TBC





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**Pair of Freehold Flats**

**Two Bedrooms to First Floor Flat**

**Vacant Possession**

**Three Bedrooms to First Floor Flat**

**Shared Rear Yard**

**One Reception Room to Each Flat**

**For any more information regarding the property please contact us today**

#### **Ground Floor Flat**

##### **Hallway**

Storage cupboard. Radiator.

##### **Lounge 16' 3" x 12' 0" max (4.95m x 3.65m)**

Double glazed window to the rear. Radiator.

##### **Kitchen 10' 9" x 7' 5" (3.27m x 2.26m)**

Double glazed window to the rear. Gas hob. Electric oven. Extractor hood. Sink/drainage. Door to the rear. Radiator.

##### **Bedroom One 12' 7" max x 14' 5" (3.83m x 4.39m)**

Double glazed window to the front. Radiator.

##### **Bedroom Two 12' 11" x 9' 9" (3.93m x 2.97m)**

Double glazed window to the rear. Radiator.

##### **Inner Hallway**

Radiator.

##### **Bathroom**

Frosted double glazed window to the rear. Panelled bath. Pedestal wash hand basin. Low level WC.

#### **First Floor Flat**

##### **Entrance**

Stairs to first floor landing.

##### **First Floor Landing**

Loft access.

##### **Lounge 12' 0" max x 16' 5" (3.65m x 5.00m)**

Double glazed window to the rear. Radiator.

##### **Kitchen 10' 11" x 6' 11" (3.32m x 2.11m)**

Double glazed window to the rear. Plumbed for washing machine. Sink/drainage. Radiator.

##### **Bedroom One 13' 6" x 9' 10" (4.11m x 2.99m)**

Double glazed window to the rear. Radiator.

##### **Bedroom Two 13' 3" x 13' 0" (4.04m x 3.96m)**

Double glazed window to the front. Radiator.

##### **Bedroom Three 8' 5" x 8' 3" (2.56m x 2.51m)**

Double glazed window to the front. Radiator.

##### **Inner Hallway**

Door to the rear.

##### **Bathroom 8' 2" x 4' 2" (2.49m x 1.27m)**

Frosted double glazed window to the rear. Panelled bath with shower over. Pedestal wash hand basin. Low level WC. Radiator.

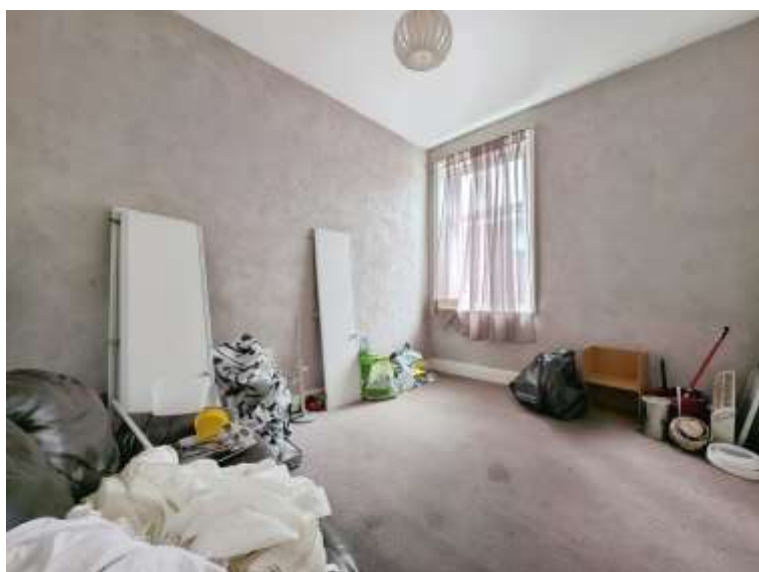
##### **External**

Shared Rear Yard

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MATTHEWS  
SAYER**



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#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Gas  
Broadband: Fibre  
Mobile Signal Coverage Blackspot: No  
Parking: On Street Parking

The property benefits from double glazing throughout.

#### 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

#### 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 freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

#### AUCTION DETAILS

For Sale by Auction: Tuesday 30th September 2025

Bidding opens 24 hours prior at 10am.

Option ['1' OR '2' HERE]

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](http://www.agentspropertyauction.com)

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