

Beaumont Terrace | Westerhope | NE5 5JQ

Auction Guide Price £120,000

3 1 1

- Mid-terrace family home
- Three bedrooms
- Fitted kitchen/diner
- Spacious lounge
- Bathroom/W.C
- Large front garden
- Ideal investment opportunity
- An internal viewing is recommended

RMS | Rook Matthews Sayer

For sale by auction - Live online Auction 29th October 2026 – Option 2
This mid-terrace home is offered to the market with no onward chain, making it an excellent opportunity for first-time buyers looking to get onto the property ladder or investors seeking a ready-to-let addition to their portfolio.
The property offers well-proportioned accommodation throughout, comprising a welcoming lounge with useful built-in storage and stairs leading to the first floor. To the rear is a spacious kitchen/diner fitted with a range of wall and base units, integrated cooking appliances, breakfast bar, and ample space for dining, with direct access to the rear garden.
To the first floor, the landing provides access to three bedrooms, including two doubles and a versatile third bedroom, together with access to a boarded loft space with electrics, providing valuable additional storage.
Externally, the property benefits from a low-maintenance paved yard and an enclosed garden, mainly laid to lawn with a decked seating area and garden shed, creating the perfect space for relaxing or entertaining.
Offering spacious accommodation, outdoor space, and the convenience of a chain-free purchase, this property is sure to appeal to a wide range of buyers and early viewing is highly recommended.

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 831360
Terms and conditions apply see www.agentspropertyauction.com

Lounge 14' 3" x 14' 2" (4.34m x 4.31m)
A spacious and welcoming lounge featuring a double glazed window to the front elevation, central heating radiator, decorative coving to the ceiling, laminate flooring, and useful built-in storage. Additional under-stairs storage is available, with stairs providing access to the first floor accommodation.

Kitchen/Diner 17' 11" x 11' 11" (5.46m x 3.63m)
Generously sized kitchen fitted with a range of wall and base units complemented by work surfaces and matching upstands. Incorporating a 1½ bowl stainless steel sink with mixer tap and drainer, integrated hob with oven beneath and extractor hood above. Further benefits include a breakfast bar, plumbing for an automatic washing machine, central heating radiator, and two double glazed windows providing ample natural light. A door leads directly to the rear garden.

Landing
With central heating radiator and access to all first-floor rooms.

Bedroom One 14' 6" x 9' 5" (4.42m x 2.87m)
A well-proportioned double bedroom with a double glazed window overlooking the rear garden and a central heating radiator.

Bedroom Two 13' 9" x 7' 10" (4.19m x 2.39m)
Double glazed window to the front elevation, central heating radiator, and access to the loft space, which is boarded for storage and benefits from electrical supply.

Bedroom Three 11' 3" x 9' 4" (3.43m x 2.84m)
A versatile third bedroom featuring a double glazed window to the front and a central heating radiator.

Bathroom/W.C
Fitted with a three piece bathroom suite comprising low level W.C, pedestal wash hand basin, panel bath with shower over and screen, fully tiled, chrome heated towel rail and a double glazed window.

<u>Externally</u>
Front Garden
An enclosed rear garden, predominantly laid to lawn, with a decked seating area and garden shed, providing an ideal space for outdoor relaxation and entertaining.

Rear Yard
Low-maintenance paved yard with access to the kitchen entrance.

Agent's Note: Please be advised that an AML fee will be payable upon acceptance of an offer. This fee covers the cost of conducting the necessary identity verification and anti-money laundering checks.

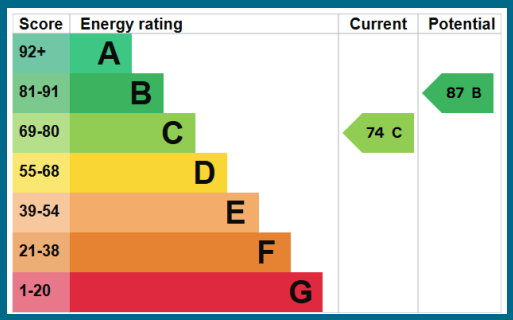
PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains – Gas
Broadband: Fibre to cabinet
Mobile Signal Coverage Blackspot: No
Parking: On street

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.

Tenure: Freehold – 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

COUNCIL TAX BAND: A
EPC RATING: C

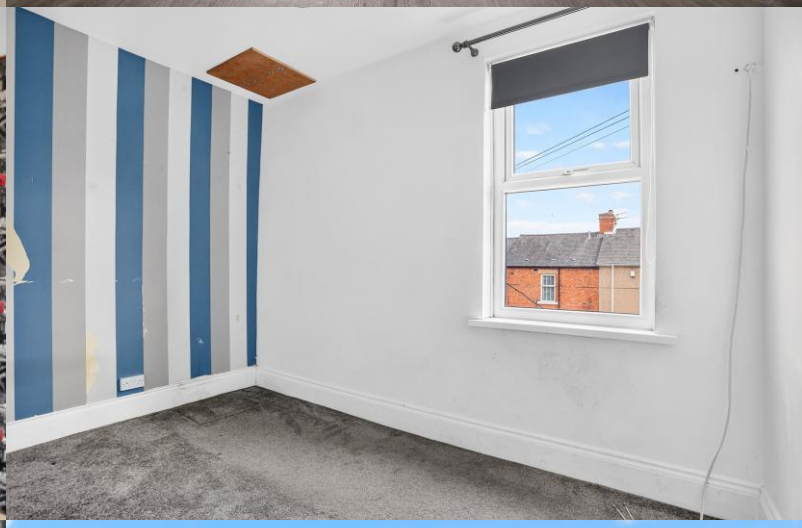
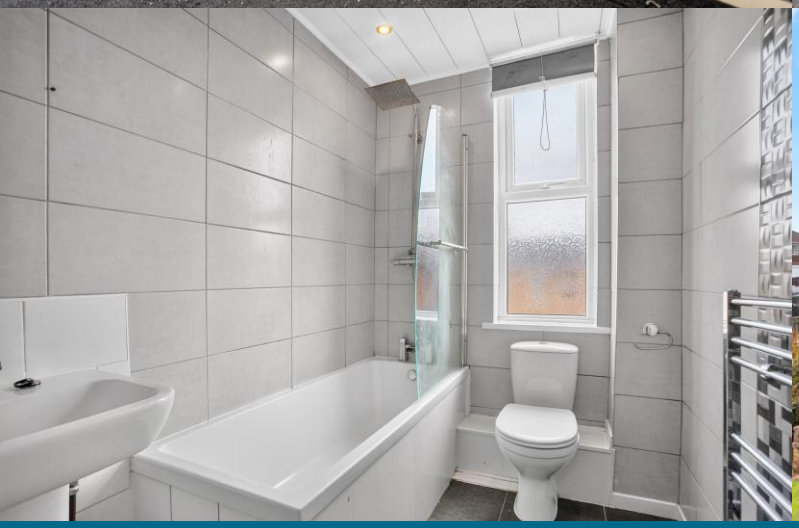
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The Property Ombudsman

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