



For Sale By Auction www.agentspropertyauction.com
LIVE ONLINE AUCTION 31st July 2024 – Option 1

Harbour Road Beadnell

- Semi-detached
- Amazing sea views
- Four bedrooms
- Extensive gardens
- Scope for development
- Popular coastal location

Auction Guide Price **£400,000+**

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6 Harbour Road

Beadnell, Chathill NE67 5BB

The outstanding sea views from the front windows, together with the incredible vast gardens at the rear of this semi-detached dormer bungalow, make this property a rare find in Beadnell and presents an amazing opportunity for a buyer to own a substantial plot in a prime location on the Northumberland coast.

With a rear west facing aspect, the property is situated in a favourable position and a considerable distance from the properties behind. Having been previously used as vegetable plots and planted beds, the additional land at the rear will appeal to a keen gardener and offers tremendous scope to create stunning landscaped gardens.



The internal accommodation offers two reception rooms and four double bedrooms, two of which are dormer rooms on the first floor and have breath taking sea views. However, there is massive potential to enhance, extend, and redevelop the existing building and create a truly magnificent coastal home.

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



ENTRANCE VESTIBULE

Dado rail | Double glazed entrance door | Glazed door to hall

HALL

Radiator | Dado rail | Staircase to first floor | Doors to lounge bedrooms one and two, bathroom and dining room

LOUNGE

13' 8" x 11' 10" max into alcove (4.16m x 3.60m max into alcove)

Radiator | Picture rail | Tiled fireplace with electric fire | Fitted cupboard with shelves and leaded glass display cabinet doors

BEDROOM ONE

11' 6" x 10' 4" (3.50m x 3.15m)

Double glazed window | Radiator

BEDROOM TWO

11' 6" x 9' 1" (3.50m x 2.77m)

Double glazed window | Radiator

Dining Room

11' 7" x 8' 10" to chimney breast (3.53m x 2.69m to chimney breast)

Double glazed window | Radiator | Tiled fireplace | Solid fuel fire | Built in cupboards in alcove (Housing hot water cylinder)

KITCHEN

11' 6" x 6' 0" (3.50m x 1.83m)

Double glazed rear and side windows | Radiator | Fitted wall and base units | Stainless steel sink | Space for electric cooker | Extractor hood | Doors to utility and dining room



BATHROOM

Double glazed frosted window | Wash hand basin in cabinet | Bath | Part tiled walls | Electric shower | Radiator | Close coupled W.C.

UTILITY

6' 11" x 8' 0" (2.11m x 2.44m)

Double glazed window | Space for under unit fridge | Space for washing machine | External door to garden | Door to W.C. | Radiator | Wall unit

W.C.

Double glazed frosted window to rear | Close coupled W.C. | Tiled floor | Part tiled walls

GARAGE

16' 6" x 8' 11" (5.03m x 2.72m)

Double timber doors | Double glazed frosted windows | Central heating boiler | Door to utility

ATTIC ROOM / BEDROOM THREE

14' 6" x 12' 10" (4.42m x 3.91m)

Double glazed dormer window | Double glazed side windows with sea views

ATTIC ROOM / BEDROOM FOUR

14' 7" x 13' 5" (max) (4.44m x 4.09m)

Double glazed dormer window with sea views

SUN HOUSE / GLASS HOUSE

15' 4" x 8' 9" (4.67m x 2.66m)

Half brick and glazed

REAR GARDEN

Two sheds | Fenced boundaries | Lawn

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Oil

Broadband: None

Mobile Signal Coverage Blackspot: No blackspot

Parking: Drive and garage

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and conformation should be sought from a conveyancer as to its effect on the property, if any.

RESTRICTIONS AND RIGHTS

Restrictions on property - Land at rear to only be used as garden

HOLIDAY LET

While the agent believes the property is suitable for use as a holiday let, the agent cannot warrant or promise that the seller has let it as a holiday letting nor that it meets all the relevant legislation. Interested parties should make their own enquiries including asking questions about the seller's letting of the property and its compliance with the holiday letting laws. If necessary, independent professional advice should be obtained prior to making any decisions to view or otherwise.

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: D

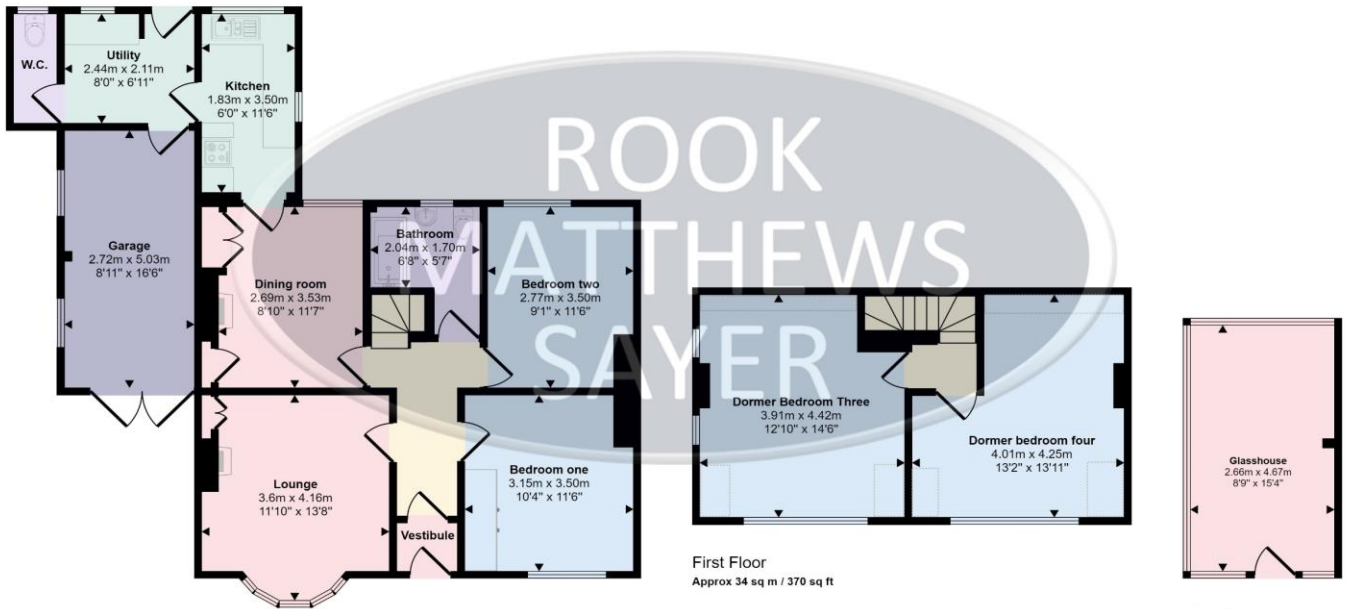
EPC RATING: Awaiting preparation

Space for EPC





Approx Gross Internal Area
134 sq m / 1441 sq ft



Ground Floor
Approx 86 sq m / 929 sq ft

Denotes head height below 1.5m

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.

VERSION 1

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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.

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