



2 bed lower flat to buy in NE4

Wingrove Gardens, Fenham , Newcastle upon Tyne, Tyne and Wear, NE4 9HR

£80,000 Starting Bid

 x 2  x 1  x 1

Tenure

Leasehold

Property features

- ✓ Ground Floor Flat
- ✓ Two Bedrooms
- ✓ Sought After Location
- ✓ Tenanted
- ✓ EPC Rating C

Allocated parking

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

Arrange a viewing

Darren Porter
Senior Valuer
West Road

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For sale by online unconditional auction. 20/09/2023 11:45. Fees Apply.

A two bedrooms ground floor flat located on Wingrove Gardens, Fenham. The property is currently tenanted. The accommodation briefly comprises: entrance hallway, lounge, kitchen, two bedrooms and bathroom. Externally there is a yard to the rear. We would highly recommend an early viewing to fully appreciate the property on offer. For more information contact the West Road branch.

Council Tax Band: A

Tenure: Leasehold

Price: Starting Bid £80,000

Property Type: Lower Flat

Parking: Allocated

Heating: Gas

Entrance Hall

Storage cupboard.

Lounge

3.68m x 3.48m (12'0" x 11'5")

Double glazed window to rear, radiator, wood laminate flooring.



Kitchen

3.48m x 3.85m (11'5" x 12'7")

Fitted floor and wall units with roll top work surface, sink and drainer, radiator, gas hob and electric oven, plumbed for washing machine. Door to garden.



Bedroom One

5.00m x 4.40m (16'4" x 14'5")

Double glazed window to front, radiator,



Bedroom Two

2.23m x 4.51m (7'3" x 14'9")

Double glazed window to rear, radiator.



Bathroom

Suite comprising: paneled bath, low level wc, pedestal wash basin.



External

Yard to Rear.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(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:

**158 West Road, Newcastle Upon Tyne, Tyne & Wear, NE4 9QB, Tel: 0191 2725880,
west.road@pattinson.co.uk, www.pattinson.co.uk**

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